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| <b>Report of:</b>        | <b>Head of Economic Prosperity</b>             |
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| <b>Contact Number:</b>   | <b>01543 464 326</b>                           |
| <b>Portfolio Leader:</b> | <b>District &amp; High Street Development</b>  |
| <b>Key Decision:</b>     | <b>Yes</b>                                     |
| <b>Report Track:</b>     | <b>Cabinet: 25/08/22<br/>Council: 07/09/22</b> |

**Cabinet  
25 August 2022  
Cannock Chase Local Plan 2018-2039: Regulation 19 Consultation**

**1 Purpose of Report**

- 1.1 To present Cabinet with the summaries of all the representations received to the previous consultation on the Preferred Options document that have not been previously reported.
- 1.2 To present the Cannock Chase Local Plan pre-submission consultation document for approval and to seek authority to publicly consult on the document in line with the legal requirements and in line with the Council's adopted Statement of Community Involvement 2022.
- 1.3 To set out the next steps in the Local plan review.

**2 Recommendation(s)**

- 2.1 That Cabinet note the summaries of the feedback received on the Cannock Chase Local Plan Review Preferred Options consultation. (Appendix A)
- 2.2 That Cabinet recommends to Council that it approves the Cannock Chase Local Plan 2018-2039 document as the Council's policy for planning for the future of the District for the period 2018-2039.
- 2.3 That Cabinet approves publishing the Cannock Chase District Local Plan Regulation 19 document (Appendix B) and Site-Specific Policies (Appendix C) together with the Policies Map and other supporting documents and evidence base documents for a minimum of 6-week consultation period the strategy for which will be carried out in line with the council's adopted Statement of Community Involvement 2022

- 2.4 That Cabinet authorises the Head of Economic Prosperity, in consultation with the Portfolio Leader for District and High Street Development, to make any non-substantive changes considered necessary to the document prior to it being published and agree the arrangements for consultation.
- 2.5 That Cabinet agrees to delegate the finalisation of the Site Specific Policies (Appendix C) within the Cannock Chase District Local Plan Regulation 19 document and Policies Map and accompanying documentation to include Integrated Impact Assessment, Draft Infrastructure Delivery Plan, Development Capacity Study 2022, Cannock Chase Retail and Town Centre Uses Study Update 2022, Cannock Chase Viability Assessment 2022, Open Spaces Assessment 2022 to the Head of Economic Prosperity in consultation with the Portfolio Leader for District and High Street Development.
- 2.6 That Cabinet agrees to delegate finalisation of the Five Ways Transport Modelling and Air Quality Impact 2022 and Review of Green Space Network, currently being revised, to the Head of Economic Prosperity in consultation with the Portfolio Leader for District and High Street Development
- 2.7 That Cabinet agrees to delegate finalisation of the dates for a six-week consultation period and details of the consultation to the Head of Economic Prosperity in consultation with the Portfolio Leader for District and High Street Development.

### **3 Key Issues and Reasons for Recommendations**

#### **Key Issues**

- 3.1 The consultation responses summarised at Appendix A to this report were omitted from being reported as summaries alongside the representations to the Preferred Options on 16<sup>th</sup> December 2021. Whilst they are noted in the key issues and report detail and the points they raise were reported in the body of their report alongside the other representations, the summaries of the representations were not attached at the Appendix. They are attached herewith to enable Cabinet to note them as per recommendation of Cabinet meeting 16<sup>th</sup> December 2021.
- 3.2 The report seeks authority to consult on the pre-submission version of the new Local Plan and supporting documents and new evidence. This consultation will be in accordance with Regulation 19 of the Town and Country (Local Planning) (England) Regulations 2012, it is a statutory stage in the process of producing a Local Plan. The Local Plan consultation document is included as Appendix B and forms the Council's policy for planning for the future of the District for the period 2018-2039. The Local Plan establishes the council's position regarding cross boundary strategic matters and will guide the Council's input into other plans. This is a statutory consultation stage and the representations which are received are required to be forwarded to an independently appointed Inspector for consideration on the soundness of the Plan.
- 3.3 The Local Plan evidence base has been further updated and a number of supporting documents are being completed and will be published at the time of the consultation.

- 3.4 The consultation requirements are set out in the Council's adopted Statement of Community Involvement and are required to take place for a minimum period of 6 weeks. It is anticipated consultation will commence in September 2022 and run through October.

### **Reasons for Recommendations**

- 3.5 The current Local Plan (Part 1) was adopted in 2014. Work ceased on Local Plan (Part 2) following Council resolution (21st February 2018) to enable a full review of the Local Plan to proceed that would incorporate both Part 1 and Part 2 in a new Local Plan.
- 3.6 The Greater Birmingham and Black Country Housing Market Area (GBBCHMA) housing shortfall had emerged during this period, requiring consideration across the entire Housing Market Area. In order to start to address the shortfall, Local Plans needed to align to a longer timeframe and test development scenarios that could potentially meet the shortfall over the plan period.
- 3.7 The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) introduce a statutory requirement, under Regulation 10A, that from 6 April 2018 Local Planning Authorities (LPAs) must review their Local Plan within five years of the date of adoption. The Local Plan Review commenced in 2018 and considerable evidence has been commissioned and non-statutory stages have subsequently been completed.
- 3.8 The Local Development Scheme 2022 sets out a timetable to adopt a new Local Plan timeline based on the current National Planning Policy Framework (NPPF).
- 3.9 The Council needs to show how it has considered the representations and that the consultation was in conformity with its Statement of Community Involvement and the provisions of Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The document and the changes made to the document are outlined in the report detail section. The Council is required to produce a consultation statement to show how the Council has involved its residents and key stakeholders and how this has shaped the Plan and send this to the Inspector in due course.
- 3.10 Provision of land to meet the employment needs of Cannock District at the West Midlands Interchange reduces the need to release land for employment within the district boundary impacting upon the accessibility to jobs locally. The spatial strategy for Cannock Chase district needs to deliver sustainable development in accordance with its spatial priorities and this requires a balance to be achieved between the employment provision and housing provision in the local plan. As there is a need to protect the Green Belt and our environmental assets for the longer term and to enable a region wide solution to the housing shortfall to be found.

## **4 Relationship to Corporate Priorities**

- 4.1 This report supports the Council's Corporate Priorities as follows:
- i. Priority 1 - Economic Prosperity - attract investment to develop the District's economy, rejuvenate our town centres

- ii. Priority 2 - Health and Wellbeing - provide opportunities for residents to lead healthy and active lifestyles and recognise the importance of mental health and wellbeing.
- iii. Priority 3 - The Community - ensure our communities are well designed, accessible, and inclusive environments.

## **5 Report Detail**

- 5.1 The Local Plan (Part 1) was adopted in June 2014, spanning the period 2006 to 2028. It provided a strategy for growth and environmental protection in the District setting out the scale, quantum and distribution of development and policies for delivery. Section 1 incorporates the Core Strategy and Section 2 formed the Rugeley Town Centre Area Action Plan. Council resolved to a review of the Local Plan that would need to reflect changing circumstances at a national level with a new National Planning Policy Framework, and at a regional level with the shortfall in housing across the Greater Birmingham and Black Country Housing Market Area (GBBCHMA). This is the next stage in the progression of the new Local Plan to adoption.
- 5.2 Together with the Local Development Scheme 2022 to 2024 the Local Plan will consist of The Waste Local Plan for Staffordshire and Stoke-on-Trent (2010 - 2026), adopted by Staffordshire County Council and Stoke-on-Trent City Council on 22nd March 2013 and the Minerals Local Plan for Staffordshire (2015 - 2030), adopted by Staffordshire County Council on the 16th of February 2017. These documents as well as Neighbourhood Plans prepared by Parish Councils will set out the policies and principles against which planning applications are assessed and determined.
- 5.3 The evidence has led to very recent changes in the Local Plan allocations and consequently other areas of evidence require updating to reflect the current position. The finalised Reg 19 document and finalised evidence base documents will be available on the Planning Policy pages of the Council website for the six-week consultation period.

### **Duty to Cooperate and GBBCHMA**

- 5.4 The Council has a legal duty to have regular communication with Duty to Cooperate (DTC) partners on matters regarding the Local Plan. It is also good practice to meet with DTC partners as part of the regular communication that takes place between statutory bodies to discuss areas of joint working such as cross boundary and cross topic issues.
- 5.5 In February 2018, the Strategic Growth Study (SGS – produced by GL Hearn / Wood) was published. This study provided an update on the overall housing needs across the housing market area and the shortfall in supply. It provided an analysis of the potential options for addressing this shortfall.
- 5.6 The study considered all evidence on housing need and supply as of 31st March 2017 and identified a cumulative total shortfall of around 60,900 dwellings across the Housing Market Area (HMA) up to 2036. A position statement (issued in September 2018) from the GBBCHMA authorities provided an update on housing supply which indicated some additional capacity may be available (circa 6,000

dwellings). However, a significant shortfall up to 2036 still remains.

- 5.7 In terms of options for addressing the housing supply shortfall, the SGS considered the following: · Potential additional urban supply from increasing densities and/or identifying additional urban site opportunities; · Proportionate dispersal area options- this would involve smaller urban extensions (500-2,500 dwellings); Strategic development area options including larger urban extensions (1,500-7,500 dwellings); employment-led strategic development (housing developments of 1,500-7,500 dwellings alongside employment developments); and new settlements (10,000+ dwellings). Potential additional urban supply from increasing densities and/or identifying additional urban site opportunities.
- 5.8 The study identified that the potential additional urban supply across the HMA would not be sufficient to address the shortfall. Therefore, consideration would need to be given to the other options, as outlined above. These options were considered across the GBBCHMA taking in Green Belt and non-Green Belt locations. The study applied a series of stages of analysis to recommend a refined list of 11 options ('areas of search for strategic development') for local authorities to test through their Local Plans. It recommends that these should be considered in the first instance, alongside options for potential additional urban supply and proportionate dispersal, or smaller urban extensions.
- 5.9 For Cannock Chase District, the study identifies an area of 'proportionate dispersal' within which small urban extensions (500- 2,500 dwellings) could be considered. This is identified as being in 'the vicinity of Cannock, Great Wyrley, Burntwood, Brownhills and Aldridge'. As the study notes, further testing via Local Plans using more detailed evidence at the local level is required to determine if these options are feasible and appropriate, for example local Green Belt assessment findings and local infrastructure assessments. The study does not identify any 'areas for strategic development' within Cannock Chase District (on the refined list of 11 options).
- 5.10 The Strategic Growth Study offers a consistent independent assessment of the potential capacity of all fourteen authorities to accommodate the housing needs of the GBBCHMA. The Strategic Growth Study recommendations imply that Cannock Chase District should consider accommodating a minimum of 500 dwellings over the plan period to contribute to the shortfall.
- 5.11 If other authorities in the GBBCHMA were to take the approach of seeking to accommodate the minimum capacity implied by the Strategic Growth Study for their respective local areas, then the housing shortfall up to 2036 would be met. This suggested approach is consistent with that suggested in the South Staffordshire Local Plan Review Issues and Options consultation (September/October 2018).
- 5.12 Given that other 'reasonable alternatives' also have to be tested, the Council will need to consider other growth figures over and above the minimum proposed by the strategic growth study. The Strategic Growth Study advises a 'proportionate dispersal' (small urban extensions) approach for this district. This option covers a range of 500 homes to 2,500 homes over the plan period. It could therefore be concluded that the minimum of 500 certainly needs to be tested (as set out in paragraphs 5.20 and 5.21), but that the Council also needs to test the upper end of that range of 2,500 homes, and a figure between the two, being 1,500 homes.

South Staffordshire District Council are following a similar approach.

- 5.13 The SHLAA and ELAA alongside the Urban Capacity Study, Green Belt Assessment and other evidence documents have been used to carry out a robust assessment of development potential within the district. The assessment has identified sites that are the most sustainable locations for development based on the information available at this time.
- 5.14 A number of authorities have identified additional housing to help meet this shortfall. Our neighbouring authorities of South Staffordshire and Lichfield, who share the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) are proposing an additional provision for up to 4,000 and 2,665 homes respectively through their Local Plans. These proposals include sites being released from the Green Belt to help meet the shortfall. Our other neighbouring authority is Stafford Borough, and they are not part of the GBBCHMA.
- 5.15 At present the Association of Black Country Authorities (ABCA) are preparing a joint Local plan for the areas of Walsall, Sandwell, Wolverhampton, and Dudley. Studies undertaken by ABCA have identified a dwelling shortfall of 29,260 between 2019-2038. ABCA has formally requested the authorities that share their housing market, including Cannock Chase District to assist in meeting their unmet housing needs.
- 5.16 Discussions with other members of the GBBCHMA and our neighbouring authorities will continue to ascertain whether they could accommodate some of the shortfall identified. Included within the NPPF (paragraph 137c) is a requirement for discussions about whether neighbouring authorities could accommodate some of the identified need for development. A Statement of Common Ground is currently being prepared to reflect the progress against the identified housing shortfalls within the HMA and further work required.
- 5.17 South Staffordshire have formally asked if we are able to assist with the unmet housing need of the GBHMA and if we can provide sufficient land to enable them to reduce their proposed Local Plan Review housing target, they also advised that their evidence is indicating that 'South Staffordshire will need to release further Green Belt land through the Local Plan Review in order to meet its own needs and to make a proportionate contribution to the GBHMA's unmet housing needs.'
- 5.18 Lichfield District Council wrote to us advising that they were certain that in order for them to deliver their spatial strategy and make a contribution to the wider housing needs arising from the GBBCHMA they would not be able to accommodate all of the identified housing need on sustainable sites outside of the Green Belt. Lichfield therefore wrote to their neighbouring authorities to ascertain if there were any 'sustainable non-green belt sites or areas, in neighbouring authorities which meet your spatial strategy and which could be brought forward to meet Lichfield District Council's housing needs. Lichfield District Council are further advanced in the plan making process than ourselves and have resolved to submit their plan to the Secretary of State for consideration. Their local plan does include removal of land from the Green Belt for residential development.
- 5.19 In response we advised that it was highly unlikely that Cannock's housing and employment needs could be met in the urban area and that we wished to explore whether neighbouring authorities were in a position to assist Cannock Chase in

meeting its own needs prior to the consideration of other options in the district. As the plan progresses Statements of Common Ground will be necessary to establish the final position, however it is evident that our neighbouring authorities will be unable to assist in addressing our housing shortfall. As plans in Stafford, South Staffordshire and the Black Country are still being prepared it is appropriate to support their plan making which could include sustainable cross boundary solutions.

- 5.20 Further SoCG's will be progressed with Duty to Co-operate partners, Local Authorities, County Council and other prescribed bodies to support the Cannock Chase Local Plan.

## **EVIDENCE BASE**

- 5.21 An extensive evidence base is being compiled to support the Local Plan and policies contained within in. Further documents will be published to support the pre-submission consultation. These include open space assessment, viability assessment, Infrastructure Delivery Plan, Development Capacity Study 2022, Cannock Chase retail and town centre uses study update 2022, Five Ways Transport Modelling and Air Quality Impact 2022 and Review of Green Space Network. There are some areas which will undergo further analysis such as the Strategic Environmental Assessment, Equality Impact Assessment and Health Impact Assessment amongst others.

## **SPATIAL STRATEGY**

- 5.22 The spatial strategy seeks to deliver the spatial priorities:

Cannock Chase District will meet the development needs arising from the district, plan for our future needs and provide a contribution towards the Housing Market Area shortfall. To meet these needs development will focus on:

- Re-using of brownfield land
- Supporting existing settlements and characteristics
- Assisting in the rejuvenation of town centres
- Ensuring infrastructure delivery to support growth
- Safeguarding natural and historic assets
- Assisting in the delivery of the Council's ambition to be net zero carbon by 2030, ahead of the Government's target date of 2050.

- 5.23 The district has experienced a period of growth with areas such as Kingswood Lakeside and Mill Green designer outlet village and substantial areas of housing being built. The plan period is proposed to be extended and will now be for the period 2018-2039.

- 5.24 The strategy proposes the delivery of 66 hectares of employment land and the provision of a minimum of 5,930 dwellings that includes a 500dwelling contribution to the shortfall within the HMA. The overall housing supply proposes to incorporate a flexibility allowance to ensure the district has a 5-year supply of housing land throughout the plan period.

- 5.25 The spatial strategy requires the release of land from the Green Belt. National Planning policy in the NPPF requires first consideration be given to the use of previously developed land/or land which is well served by public transport. This is evidenced in the Development Capacity Update 2022 and Site Selection methodology.
- 5.26 Prior to the release of Green Belt, national planning policy advises that the Plan should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land. The Preferred Options document and this pre-submission version of the Plan contain policy SO 7.7 Amendments to the Green Belt and the strategic housing and employment site specific policies include details of the compensatory improvements. The NPPF further adds that when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. This is set out in the Development Capacity Study 2022 and Site Selection paper 2022, supported by the SHLAA 2022 and ELAA 2022. From this evidence it is considered necessary that land is released from the Green Belt to enable the delivery of a sustainable spatial/development strategy and that exceptional circumstances exist to justify the release. Details of the specific sites chosen are discussed in the sections on housing and employment.
- 5.27 A spatial strategy for Cannock/Hednesford/Heath Hayes, Rugeley and Brereton, Norton Canes and for the rural areas including Cannock Chase AONB and Rural north including Rawsley, Hazelslade, Prospect village, Cannock Wood and Slitting Mill is included in the document.

## **STRATEGIC OBJECTIVES OF THE LOCAL PLAN**

- 5.28 The Local Plan has 8 strategic objectives, which are in no order of priority. They are:
1. To deliver high quality development that protects the historic environment and is appropriate, distinctive, attractive, and safe.
  2. To create community facilities and healthy living opportunities across the district.
  3. To deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home.
  4. To encourage a vibrant local economy and workforce.
  5. To support the provision of sustainable transport and communications infrastructure.
  6. To create attractive town and local centres.
  7. To protect and enhance the natural environment.
  8. To support a greener future.
- 5.29 These have been amended to include reference to the historic environment and amend the reference to community facilities.



## **HISTORIC ENVIRONMENT**

- 5.30 Chapter 1 contains policies to protect, conserve and enhance the distinctive local historic environment and lists the historic assets which include conservation areas, listed buildings, scheduled monuments and also how we will protect the non-designated historic assets, unknown archaeological remains. It also sets out the requirement for a heritage statement to accompany applications and a future commitment to prepare a Local List of local heritage assets. Policy SO 1.2 states how the Plan will enhance the quality of the built environment and retain and enhance the distinct and separate character of each of the District's settlements. It requires the preparation of Local Design Guides to support this. Both these policies have been redrafted following changes to the NPPF and representations. The chapter contains policy SO1.3 which seeks to create safe places which deter crime and reduce the fear of crime.

## **COMMUNITY FACILITIES, OPEN SPACE, LEISURE, AND SPORTS**

- 5.31 Chapter 2 contains policies to safeguard existing community facilities and provide new community facilities or enhanced facilities to meet the needs arising from new development. Safeguard the health and amenity of local communities; Provide active leisure and sports facilities through supporting the delivery of new and enhanced provision and safeguarding the provision of open space, sports and recreational buildings and land including playing fields and setting a local standard for the provision of allotments and supporting provision and safeguarding community gardens for the purpose of growing food; Providing healthy living opportunities and increasing physical activity in everyday lives by encouraging Active Design within development and throughout the district.
- 5.32 The delivery of community facilities is identified as a spatial priority for the Local Plan. The protection and enhancement to address deficiencies in education, roads, health care, parks, leisure and recreation and community facilities to meet future needs and support the sustainability of communities and their health, social and cultural well-being within the district. This chapter was amended following the consultation, incorporating changes relating to the inclusion of Active Design, the NPPF, the new Open Space Assessment evidence and standards for open space and allotment provision.

## **HOUSING**

- 5.33 Chapter 3 seeks to deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home which meets their needs. Policy SO3.1 specifies the minimum number of homes to be built within the plan period as calculated using the Government's standard methodology and including provision for an additional 500 dwellings to assist in meeting the needs arising in the housing market area. It includes an allowance for flexibility to ensure the Council can maintain its requirement to have a five-year housing supply throughout the plan period. It demonstrates how this can be achieved by listing the sites. The document provides an updated list of sites to that in the Preferred Options document and identifies further sites and utilises the latest monitoring data in the Draft SHLAA 2022. The policy has been amended following the representations made to the previous consultations.

5.34 The site selection was undertaken utilising the site selection methodology consulted upon in the Issues and Scope and Issues and options consultation documents. The methodology was applied to the site selection by a joint member officer working group and the findings will be published in due course.

5.35 The housing strategy reflects the spatial priorities. It seeks to meet the development needs arising from the district, plan for our future needs and provide a contribution towards the Housing Market area shortfall. To meet these needs, it focuses on:

- Prioritising the re-use of brownfield land by allocating land at the former Rugeley Power Station and that identified within the Development Capacity Study 2022.
- Supporting existing settlements and characteristics as the total dwellings proposed through the plan period respects the settlement hierarchy and maintains separation between them.
- Assisting in the rejuvenation of town centres by allocating mixed use development within the centres reflecting the ambitions of the town centres and their potential to increase retail and other town centre floorspace.
- Ensuring the delivery of infrastructure to support growth which has been identified in association with our partners in health, education, transport, flood risk as well as open space and affordable housing and assessing their requirements in site-specific viability assessments for the large sites to ensure deliverability of the infrastructure.
- Safeguarding natural and historic assets. No employment or housing allocations are proposed within the AONB that do not already planning permission and the proposed allocations within the town centres where many of our historic assets are will assist in the rejuvenation of the town centres and thus long-term protection of the historic assets.
- Assisting in the delivery of the Council's ambition to be net zero carbon by 2030, ahead of the Government's target date of 2050 by requiring a higher standard of build quality than the current Building Regulations where viable.

5.36 The evidence showed that in order to achieve the Council's spatial priorities and deliver sustainable development it was necessary to remove some land from the Green Belt. The sites to be removed from the Green Belt are:

SH1: Land south of A5190, Lichfield Road, Heath Hayes for a minimum of 700 dwellings (previously SH1 in the Preferred Options consultation document)

SH2: Land east of Wimblebury Road at Bleak House, Heath Hayes for a minimum of 410 dwellings\* previously SH1 in the Preferred Options consultation document

SH3: Land to the rear of Longford House, Watling Street, Cannock approx. 45 dwellings previously SH1 in the Preferred Options consultation document)

SH4: Land east of The Meadows, Armitage Lane, Brereton approx. 33 dwellings previously SH1 in the Preferred Options consultation document)

SH6: Former Hagley Park Academy, Burnthill Road, Rugeley approx. 145 dwellings

**Land to be removed from the Green Belt to safeguard it for future development and to deliver strategic green infrastructure and pedestrian and cycle links**

S2 Land at Newlands Lane, Heath Hayes

S3 Land to the west of Hednesford Road, Norton Canes approx. 175 dwellings previously SH1 in the Preferred Options consultation document)

\*There is an additional site S1 at east of Wimblebury Road which is part of a larger allocation incorporating the land currently identified in the adopted Local plan as safeguarded land and will deliver the Wimblebury Road relief road.

- 5.37 The overall strategy provides 6,479 dwellings during the plan period, this will provide a 16.5% flexibility allowance over the 5,930 minimum housing requirement (including 500 additional contribution to the HMA) and falls within the range of 5-20% advised - required by the NPPF to ensure a 5-year supply of housing land can be achieved throughout the plan period. The 5-year supply is monitored by the Government on an annual basis and where authorities cannot demonstrate a five-year supply then this is given significant weight in the consideration of planning appeals and the need for housing is given greater weight than other matters impacting the delivery of housing.
- 5.38 Policy SO3.2 Housing Choice sets the policy in relation to the provision of affordable housing from sites of over 10 units and the breakdown in relation to the housing type (number of bedrooms). It is updated following the consultation, changes to the NPPF including in relation to the inclusion of First Homes and the evidence on the impact upon viability expected by the new Local Plan policies.
- 5.39 The viability evidence shows that the Bridgtown and Cannock wards are able to provide 20% affordable homes which is equal to the existing standard of provision. Elsewhere in Cannock district the percentage of affordable homes which can be provided on sites of over 10 houses is between 25% and 30%. On the large greenfield strategic sites a site-specific viability assessment has been undertaken and where the number of 4 bed market homes can be increased from 4% to 10% in line with the economic aims to attract higher earners and business owners that will be attracted to move to and remain in the district. These developments could attract a level of affordable homes at 35%. In some cases the minimum requirement may not be feasible and viable and this will be subject to site specific assessment.
- 5.40 The Local Plan will not provide sufficient affordable homes to meet the needs arising in the Local Housing Needs Assessment of 110 dwellings per annum, however the viability evidence demonstrates that the new Local plan will provide a higher provision than the existing Local Plan.
- 5.41 Policy SO3.3 seeks the delivery of high-quality housing in terms of its design and resilience and requires new dwellings to meet the Nationally Described Space Standards and provide sufficient external space or private gardens. The population is ageing and providing housing choices for an ageing population is a

bullet point in the strategic objective. The policy requires 60% of the total number of units to be suitable for households with health problems or disabilities and this can be achieved through the provision of dwellings, single storey accommodation such as bungalows or ground floor flats which are accessible or can easily be adapted to be accessible for persons with reduced mobility. This policy will provide homes suitable for an ageing population and will enable persons to stay in their home longer and reduce the length of hospital stays. The policy has been updated in line with the NPPF, representations were made with regard to the implications upon the cost of building to a higher quality, the implications of this policy have been considered in the viability assessment.

- 5.42 Policy SO3.4 addresses the requirement to provide a five-year housing supply and meet the accommodation needs arising for gypsies and travellers and travelling show people. A site is proposed to be allocated adjacent to the existing site at Cannock Wood. The site selection was undertaken utilising the site selection methodology consulted upon in the Issues and Scope and Issues and Options consultation documents. The methodology was applied to the site selection by a joint member officer working group and the findings will be published in due course. The policy has been amended since the preferred options consultation document.

## **ECONOMY**

- 5.43 Chapter 4 seeks to encourage a vibrant local economy and workforce by safeguarding existing employment areas for employment purposes, providing employment opportunities in locations which best respond to market demands and will attract inward investment and championing clean, green growth principles to support a highly productive, clean, and resilient economy. Policy SO4.1 safeguards existing employment areas for employment uses in response to the review of the existing employment areas which found them to be still performing important economic roles and providing a mix of land and premises for a range of uses. The policy lists the existing employment areas encourages inward investment and supports indigenous employers. The policy has been amended following the consultation responses.
- 5.44 Policy SO4.2 seeks the provision of land for new employment uses to meet the needs of the district as required by the NPPF. The Preferred Options consultation sought the provision of 50 hectares of employment land, and this was within the 46–66-hectare net range identified in the Economic Development Needs Assessment but will be 50-70 hectares allowing for the additional year of the plan. Through the representations received to the Preferred options it was identified that insufficient account had been taken for the annual loss of employment land to alternative uses during the plan period. Consequently, with the additional year to the plan period and taking account of the annual losses, the requirement for employment land has now increased to 66 hectares. This is within the range of 46–66 (2018 to 2038) hectare level of growth previously agreed by the Council for the Preferred Options consultation.
- 5.45 Evidence prepared shows land at the West Midlands interchange would serve the employment needs arising within Cannock District. The evidence identifies that this would be 10 hectares. The Association of Black Country Authorities have

identified in evidence a shortfall as discussed earlier in this report. However, this has not yet been tested at Examination and is not in an adopted Local Plan.

- 5.46 The document provides an updated list of sites to that in the Preferred Options document and identifies further sites and utilises the latest monitoring data in the Draft ELAA 2022. The policy has been amended following the representations made to the previous consultations.
- 5.47 The site selection was undertaken utilising the site selection methodology consulted upon in the Issues and Scope and Issues and options consultation documents. The methodology was applied to the site selection by a joint member officer working group and the findings will be published in due course.
- 5.48 The employment land strategy reflects the spatial priorities. It seeks to meet the development needs arising in the district and plan for our future needs by focussing on:
- Re-using brownfield land (site selection methodology and the latest ELAA 2022)
  - Supporting existing settlements and characteristics by safeguarding existing employment areas, sites with existing planning permission for employment uses and allocating new site on the A5 corridor adjacent to an existing employment area and where has been identified previously as having further potential for expansion and which can utilise existing active and sustainable transport networks.
  - Assisting in the rejuvenation of town centres by supporting existing employment areas which are accessible to the existing settlements, services, and facilities.
  - Ensuring infrastructure delivery to support growth to enable the employment areas to modernise and meet the changing needs for EV charging, driver facilities and parking for HCV delivery drivers, access to green infrastructure.
  - Safeguarding natural and historic assets by not allocating sites within AONB or the
  - Assisting in the delivery of the Council's ambition to be net zero carbon ahead of the Government's target date of 2050 by requiring a higher standard of build quality than the current Building Regulations where viable.
- 5.49 The evidence showed that in order to achieve the Council's spatial priorities and deliver sustainable development it was necessary to remove some land from the Green Belt. The sites to be removed from the green belt are:
- SE1 (ELAA CE18) Kingswood Lakeside Extension 2, Norton Canes 10.86 Hectares (net)
- 5.50 Land to be removed from the Green Belt to safeguard it for future development and the delivery of strategic green infrastructure and pedestrian and cycle links from Norton Canes across the A5 to the Cannock Extension Canal /Grove Colliery.

S5 Watling Street Business Park and extension of 5 hectares to the rear (total 10.9 hectares), Watling Street, Norton Canes

S4 Jubilee Field, Lime Lane/ Watling Street, Norton Canes - 5 hectares

- 5.51 Policy SO4.3 Sustainable tourism and the rural economy ensures the land based economies of the district including agriculture and forestry can continue to operate, diversify and prosper and balances this with the protection of the AONB and the District's two Special Areas of Conservation; Policy SO4.4 Live Work Accommodation which recognises that much of the economy is indigenous to Cannock and highly localised and enables a variety of workspaces and ways of working and SO 4.5 Provision for Local Employment and Skills have been reviewed following the representations received.

## **TRANSPORT**

- 5.52 Chapter 5 relates to Strategic objective 5 which seeks to support the provision of sustainable transport and communications infrastructure has three threads: To manage the need to travel, supporting low carbon transport systems and maintaining and improving the transport system.
- 5.53 Policy SO5.1 Accessible Development, Policy SO5.2 Communication Technologies has been expanded to include location and design of structure associated with digital infrastructure and requires development to incorporate digital connectivity where appropriate. To increase the sustainability of the district and recognise the existing level of access to high quality digital connectivity and importance of integrated journey planning to encouraging the use of sustainable transport. SO5.3 Low and zero carbon transport supports the delivery of electric vehicle charging points and other infrastructure that may be required for alternative low and zero carbon transport options, including hydrogen vehicles and has been updated following the representations received, NPPF and changes to Building Regulations. Policy SO5.4 Maintaining and improving the transport system supports a variety of measures and has been reviewed in association with Staffordshire County highways. Policy SO5.5 Hatherton Canal Restoration Corridor and Policy 5.6 Safeguarding Proposed recreational footpath and cycle routes will achieve improvements to walking and cycling routes and supporting increased use of the canal network and towpaths as part of the integrated transport network and increase the opportunity for the creation of short circular walks. These policies have been reviewed in response to the representations received and updated evidence. Policy SO5.7 Parking Provision advises that detailed standards will be in further guidance.

## **TOWN AND LOCAL CENTRES**

- 5.54 Chapter 6 relates to Strategic Objective 6 which seeks to create attractive town and local centres. It maintains the hierarchy of centres with Cannock Town Centre being the strategic centre and the revised town centre boundaries proposed in the Preferred Options document. The threshold at which an impact upon the vitality and viability of an existing centre is identified and is unchanged from that proposed in the Preferred Options document. It safeguards existing town centre services reflecting the use classes order update in September 2020 and lists criteria for ensuring high quality design within town centres. Policies SO6.5 Cannock Town Centre redevelopment areas, SO 6.6 Rugeley Town Centre redevelopment areas

and SO6.7 Hednesford Town Centre redevelopment areas identify the potential sites for mixed uses and has been updated following the representations, changes to planning legislation and updated retail evidence.

## **NATURAL ENVIRONMENT**

- 5.55 Chapter 7 relates to Strategic Objective 7 which seeks to protect and enhance the natural environment. Policy SO 7.1 lists the current assets and the importance of ecological networks and how Biodiversity Net Gain will be delivered in the district. (Policy SO7.2). Policies SO7.3 demonstrate the Council's approach and the approach of the SAC Partnership to the issues around the Cannock Chase SAC and Cannock Extension Canal SAC and how the Local Plan can meet its legal obligations as a competent authority and the requirements of the Habitat Regulations 2017. SO7.4 protects, conserves and enhance landscape character in the district and SO7.5 relates specifically to the AONB. Policy SO 7.6 seeks to protect, conserve, and enhance the Green Belt and update the lists of the areas to be safeguarded as community park which will be delivered as mitigation for the loss of Green Belt through development at South of Lichfield Road, Wimblebury Road and Kingswood Lakeside. Policy SO7.7 lists the areas to be removed from the Green Belt for development within this plan period and safeguarded for development in the next plan period and as in the Preferred Options documents lists the mitigation required to compensate for the loss of Green Belt land. Policy SO7.8 replaces the policy on the Green Space Network to accord with the new NPPF and seeks the protection, conservation and enhancement of the green infrastructure and links this to the latest evidence on open spaces and the future open spaces strategy.
- 5.56 The policies have been amended in response to the representations, changes in the NPPF, spatial strategy, open spaces assessment and Environment Bill.

## **CLIMATE CHANGE**

- 5.57 Chapter 8 relates to Strategic Objective 8 which seeks to deliver a greener future. It supports low and zero carbon energy and heat production, requires development to strive towards achieving the highest level of building performance standards and achieve the lowest carbon emissions where viable. Set the Council's policy on sustainable design and includes adoption of the optional water efficiency standards for new developments. Policies will ensure development minimise flood risk and avoid air, water, noise or light pollution and soil contamination. Brownfield and Despoiled and underutilised land will be prioritised, mineral reserves safeguarded and waste managed.
- 5.58 The policies have been amended in response to the representations received, NPPG and discussions with our partners.

## **REASONABLE ALTERNATIVES**

- 5.59 The SEA regs require the consideration of reasonable alternatives to the spatial strategy and policies. The reasonable alternatives to the policies were considered through the preparation of the plan and the reasonable alternatives to the spatial strategy submitted via the SHLAA, ELAA, call for sites, and representations have been considered through the site selection methodology previously consulted upon and in association with the Local Plan Member Officer Working Group. The

sites submitted thus far have been considered and have been incorporated into the SHLAA 2022 and ELAA 2022 as appropriate. The LPMOWG found that the proposed spatial strategy and local plan policies represented the most sustainable development for Cannock District. The SA/SEA of the Local plan is being prepared by consultants and will further test this conclusion. The site selection methodology, SA/SEA, SHLAA 2022 and ELAA 2022 will be published in due course.

## **NEXT STEPS**

- 5.60 Following consultation, representations will be recorded and collated to be reported to Cabinet for noting early 2023. The Submission version of the Local Plan will then be finalised in readiness for submission alongside the supporting documents and evidence base to the Planning Inspectorate who will then arrange for an Examination in Public.
- 5.61 A further report will be presented to Cabinet around submission to detail the arrangements for the Examination in Public.

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| <b>6 Implications</b> |
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### **6.1 Financial**

There are no direct financial implications for the Council as a result of this report any additional costs will need to be contained within approved budgets.

### **6.2 Legal**

Legal implications are set out within the report.

### **6.3 Human Resources**

None

### **6.4 Risk Management**

Potential legal challenge and the plan not being found sound are the main risks associated with the plan. These risks can be minimised by ensuring that the plan and accompanying documents are legally compliant, that legal support is engaged where necessary and that all interested parties are actively informed and engaged throughout the preparation of the plan. The plan should be based on sound, robust and up to date evidence.

Lesser risks that will primarily impact on costs and timetable are linked to staff resources being available to maintain the plan review as well as potential changes to government planning policy.

### **6.5 Equality & Diversity**

The Local Plan Review is supported by an Equality Impact Assessment.



## 6.6 Climate Change

The Local Plan will be a key vehicle for the delivery of the Council's commitment to address the impacts of climate change and help to make Cannock Chase a more environmentally sustainable place. The Local Plan will set out measures for reducing greenhouse gas emissions, minimising energy use and maximising low carbon energy production and decarbonise heat, enhanced sustainable construction standards, minimise waste and the conservation and enhancement of natural environment and habitats.

## 7 Appendices to the Report

Appendix A: Cannock Chase Local Plan Review Preferred Options consultation responses

Appendix B: Cannock Chase District Local Plan Regulation 19 document

Appendix C: Local Plan Reg 19 Site Specific Policies **(not available at the time of publishing the report)**

### Previous Consideration

Local Plan Preferred Options Consultation Feedback and Next Steps - Cabinet - 16<sup>th</sup> December 2021

### Background Papers

Stantec report West Midlands Interchange,

| Local Plan Consultation Preferred Options, Consultee Responses<br>Log – April 2021  |   |  |                         |  |  |
|---|---|--|-------------------------|--|--|
| Please use the following formatting when saving documents and complete the table below for ease of reference: 1. Save files with surname of the consultee followed by first initial (use full first name if 2 identical entries). 2. If it is an organization use the organization, company or charity name instead. 3. If the consultee or organisation is represented by a consultancy put the company name in brackets after their name (it would be useful to also add the agents name to their company name in the table below for reference). |   |  |                         |  |  |
| Ref   | Consultee/Organisation Name (Put name after Organisation)         | Consultancy & Consultants name (If applicable) | Date Received           | Summary  | Draft CCDC Response  |
| LPPOSA001   | Planner A OR Cannock Chase Council<br>Historic England - E, Boden | Chase Planning - Planner A                     | 01/04/2021<br>1/29/2021 | With regard to the IIA: Cannock Chase Local Plan Preferred Options, Sustainability Appraisal Report (incorporating Health Impact Assessment) which accompanies the Reg 18 Plan, Historic England welcomes the inclusions of a specific indicator for the historic environment (SA17) and considers this essential for the SA process. Furthermore, we are pleased to see that during the course of plan preparation SA objective 17 was updated to reflect a consultation comment received from Historic England and to better conform to the guidance of the NPPF. Historic England also notes that the appraisal of SA objective 17 for all sites at this stage of the Local Plan process has been informed by the Cannock Chase HIA, September 2020, commissioned by the Council, and that the effects recorded through this assessment have been drawn upon for each site option to inform the effects presented in the SA in relation to SA objective 17. In this regard, we are pleased to see that previous advice from Historic England has been followed. We also note the inclusion of the consideration of the historic environment in Table 3.1. We note and welcome the acknowledgement that the new Local Plan offers the opportunity to update and develop the overarching policy on the historic environment within the adopted Local Plan, as well as offering opportunities to incorporate mitigation into site specific policies where appropriate. We also welcome that possible opportunities to deliver heritage-based regeneration are highlighted, such as those linked to canal networks and former collieries. However, we consider that this aspect could be developed further in several Local Plan policies; particularly policies SO1.1, SO1.2, SO4.3, SO6.5, SO6.6 and also through development guidelines for the relevant site allocations as they emerge. With regard to the canal network in particular, the Sustainability Appraisal offers opportunities to highlight synergies between the natural and historic environment and we recommend that these should also be developed through Local Plan policies. We note that all sites have been assessed in the SA on the assumption that no mitigation measures are in place at this stage. This inevitably will give a "worst-case scenario" of effects. However, it is clear from the Council's HIA what for some sites mitigation of harm and maximisation of enhancements in relation to the historic environment are recommended and once these are encompassed into site specific policy requirements at the next stage of the Local Plan, the outcomes of some site assessments may change in the next iteration of the SA and we will comment further at that stage. With regard to the assessment of effects of allocations on SA objective 17 we have the following comments: Sites scoring --? (uncertain/likely significant negative effects) - Historic England notes that several of the proposed site allocations (SH1/SH5/H31/H39/MA and M2) have been assessed as having 'uncertain/likely significant negative effects' on the historic environment. We refer you to our comments on these sites contained in Appendix A to this letter. We also note that proposed allocation M9 has no heritage assets on, or near to the site and was not assessed in the Council's HIA. Explanation of why this has been scored with --? would therefore be welcomed. - Sites scoring -? (uncertain/minor negative effects) - we note that some sites that have been assessed as having uncertain/minor negative effects on heritage assets where we consider there may be the potential for significant effects and would recommend further consideration of sites H36/H40/H45/H50/M5 and M10. - Sites scoring 0? (uncertain/negligible/no effects) - we note that some sites that have been assessed as having uncertain/negligible/no effects on heritage assets where we consider there may be the potential for minor effects and would recommend further consideration of sites H37/H48/H49/H51/H52/H53/M4/M8 and E6. However, it is accepted that the effects of new development on this historic environment will be dependent, in part, upon their specific layout and design, and also on any mitigation and enhancement, which is an unknown at this stage in the Plan process.   | Comments are noted and will be reviewed.   |
| LPPOSA002   | Canal & River Trust - H, Smith                                    |  | 4/29/2021               | We wish to raise the following comments in respect of the above consultation: Largely agree with the conclusions of the Habitat Regulations Assessment Report. We do wish to comment that the document lacks recognition that the Chasewater Reservoir SSSI is integral to the water supply of the Cannock Extension Canal SAC. Where new development would be hydrologically connected to the water supply catchment for Chasewater reservoir this should be included in the Habitat Regulations Assessment Report. Should this not be included, there is a risk that new developments in the water supply catchment for Chasewater reservoir could be detrimental to the integrity of the Cannock Extension Canal SAC.   | Comments are noted and will be reviewed.   |
| LPPOSA003   | K, Dixon  |  | 5/7/2021                | On p.712, the document refers to the Strategic Access Management and Monitoring (SAMM) measures, which I take it means what the County Council approved in February 2021 amid much controversy. The Bristol based consultants may be unaware of how controversial the SAMM are. In any case, they seem to be taking them as a given. This is buried on p.712 of the 733pp document, and so may not have been spotted by many people, including elected councillors. My comments are that the SAMM measures are flawed, Links between the spoused purposes of the SAMM (i.e. protecting Cannock Chase SAC and the AONB more generally for future generations) and most of the detailed measures range from tenuous to fantasy and mere image management and making it look as if something is being done. I have set out in table 1 a complete set of criticisms of the SAMM measures in the form of myths used to promote the measures by the County Council, AONB Joint Committee and SAC Joint Board. I should like to add the following as where things should go from here in relation to the SAMM. An alternative policy for Cannock Chase Forest: Basic Principles: To conserve, even enhance and expand, the Cannock Chase forest and the communities around it as comprising a designated AONB and an area with thriving cultural, social, economic and political facets. To encourage the notion that residents of the communities around Cannock Chase have a trustee responsibility for the Chase and for the ideas in Basic Principle 1; that trustee responsibility should be reflected in continuing consultation on issues affecting the Chase effected by public bodies with legal, administrative responsibilities for the Chase. Specific responses to the measures adopted by Staffordshire County Council under the guise of Protecting Cannock Chase Special Area of Conservation for Future Generations Implementation of the measures to be halted pending a review during May to August 2021 of their contents and omissions, how they were arrived at and how they have been officially enunciated. If, in the unlikely event the further two phases of the existing measures do proceed following this review, the consultations should be far more comprehensive and effective as public consultations, sailing into the winds of likely controversy. The decisions made following these consultations should explain how they derive from the findings of the consultations. A change in the SCC communications strategy so as to provide clear and truthful information to residents of the communities around Cannock Chase and the public generally, so building up the trust and rapport needed to put Principle 2 into effect. Part of this strategy will be to reduce the need for FOI requests, any such requests not only to be responded to quickly and without appearance of obstruction but also to prompt changes in reporting to make further requests of a similar nature unnecessary. Chase Road to remain open to give access to adjacent for pedestrians, horses, cyclists, other persons and vehicles to which it is suited, and to be physically maintained, but significant through traffic will be discouraged with extant features (e.g. chicanes, speed bumps). Effective public consultation to be carried out for a period of at least 3months, commencing as soon as possible after the aforementioned review, assuming the review finds the 2019 consultation or subsequent actions defective. The consultation shall include but not be limited to opinions and ideas of residents of the communities around the entire Cannock Chase forest and groups of wider users/visitors on a. how car parking provision and public transport access around the Chase should be reorganised, if at all. The primary considerations in such reorganisation shall be as follows. To disperse visitors such that the areas identified already as overused are subject to less use. To ensure large areas of Cannock Chase AONB are not off limits to those with mobility issues, the elderly or young families. b. How revenue should be raised to fund conservation, enhancement and expansion of Cannock Chase. This would subsume the charging of visitors to use car parks included in the measures. c. How any of this revenue raising should not erect economic barrier which prevent or deny access to low income families and households, or vulnerable people/ d. How so called Section 106 revenue (an amount said to be order of £7.8million) should be spent, and not be spent, in keeping with Principle 1. e. The role of a dedicated and resources County Ranger Service in pursuing Principle 1. f. How principle 2 will be put into affect. | Comments are noted. The evidence referred to supports the delivery of the Local Plan and has been prepared in partnership. The evidence offers a strategy which will prevent harm arising to the SAC and meets the Council's legal obligations. Opportunities for greater public involvement within some of the specific projects listed in the document is envisaged. |
|   |   |  |                         | Revisions to the governance and administration of the Chase: A commitment to open government, in pursuit of Principle 2 in particular, and taking care not to be seeing as favouring particular interest groups, political supporters and personal friends when it comes to consultation and appointing committees, working parties, teams and the like as part of the governance or administrative process. Also in pursuit of Principle 2 in particular, reorganisation and revision of the governance structure and governance bodies responsible for the Cannock Chase forest and the communities around it, with appropriate provisions for how their officials are appointed to be representative of these communities are represented on them and have access to speak or petition their meetings. A County Council cabinet member with specific responsibility for Cannock Chase who is part of the communities around it. An equivalent to the cabinet member identified in 3 in the shadow cabinet or from the opposition. More substantial efforts around Principle 2, especially in performing public consultations so that it is clear they capture community opinions and interests. Those performing consultations should sail into the winds of likely controversy, not try to blindsides likely opponents to controversial proposals, or see residents as highly interest but with low influence (an so ignorable).   | Comments are noted. Not all matters are able to be dealt with through the Local Plan.  |

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| LPPOSA005 | Natural England                            |  | 4/30/2021 | <p>We welcome the HRA and note that the assessment has concluded that further information is required. We wish to provide the following advice: • The HRA scoping Report 2019 considered Humber Estuary SAC/SPA/RAMSAR in its assessment. Since the options and issues stage in 2019, the preferred policies have progressed and new sites are proposed to be allocated. We advise that the current HRA should reflect back and consider the Humber Estuary in the current HRA. • 4.13. Ammonia (NH4) is also a key pollutant from vehicle traffic. • 4.19. Once traffic data has been gathered and you understand what is the affected road network, we advise that you review the sites that could be affected. • 4.34. One of the allocated sites is hydrologically connected to Cannock Extension Canal SAC- SH2/ SH2 (part) Land to the East of Wimblesbury Road, Heath Hayes. There is a water course to the east of the site and is upstream of and connected to Chasewater and Southern Staffordshire Coalfield Heaths SSSI (unit 13) which is hydrologically linked to Cannock Extension Canal SAC. • 5.30. Consideration should be given to water quantity impacts on Cannock Extension Canal SAC and water quality impacts on Cannock Chase SAC. Also impacts from surface water should be considered. • Appendix A- we would advise also looking at European sites conservation objectives: supplementary advice as well as the site improvement plans, as these are more up to date.</p>   | Comments are noted and will be reviewed. |
| LPPOSA006 | Severn Trent                               |  | 4/30/2021 | <p>We support the themes used within the sustainability appraisal specifically: 2) Minimise pollution and protect and enhance air, water and soils; 3) Ensure development makes efficient use of previously developed land and buildings; 4) Adapt to the impacts of, and minimise factors contributing to, climate change; 5) Reduce the risk of flooding. We would highlight a common theme within the sustainability appraisal around the assumption that Sustainable Urban Drainage systems can somewhat mitigate a new developments impact to existing flood risk or the future impacts from climate change. Whilst this at a basic level is true it is important that the drained hierarchy still be applied. Should SuDS end up disposing surface water into the foul or combined sewerage network via a new connection then there is still an increase on existing flood risk. It would have been good to see the appraisal consider the availability of sustainable surface water management options from the drainage hierarchy as part of its scoring. The appraisal does highlight in several areas that development on greenfield land would increase the area of impermeable surfaces in the District and could therefore increase overall flood risk. We have no comments to make regarding the equality, health, or habitat assessments. For your information we have set out some general guidelines that may be useful to you. Position Statement As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the LPA. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead, We do this to avoid making investments on speculative developments to minimise customer bills. Sewage Strategy Once detailed plans are available and we have muddled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works. Surface Water and Sewer Flooding We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer. We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers. To encourage developers to consider sustainable drainage, Severn Trent currently offer 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website. Water Quality Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.</p> | Comments are noted and will be reviewed. |
| LPPOSA007 |  |  |           | <p>Water Supply When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands. Water Efficiency Part G of Building Regulations specify that new homes must consume no more than 125l of water per person per day. We recommend that you consider taking an approach of installing specifically design water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations. We recommend that in all cases you consider: • Single flush siphon toilet cistern and those with a flush volume of 4 litres. • Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. • Hand wash basin taps with low flow rates of 4 litres per minute or less. • Water butts for external use in properties with gardens. To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 100l per person per day or less. More details can be found on our website. We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110l of water per person per day.</p>  | Comments are noted and will be reviewed. |
| LPPOSA008 | G & P, Small                               |  | 4/30/2021 | <p>Detailed Harm Assessment s- Rugeley Part 2 RU25. We own an acre plot of residential land adjacent No1 Forge Row, Slitting Mill, Rugeley WS15 2UT. We are registered as R39. R39 is down as 41.493 in 2005 as a suggested site. R39 is registered on the SHLAA 2008, R39 is marked as a potential building plot on Local Plan 2017. R39 has been on the government self build register with Cannock Chase Council since 2017. As a fully serviced site with all basic amenities. Mains electric mains water supply coming directly into plot from road. Two off road access into plot one down side of No. 1 Forge Row which is part of R39. Also off road access with dropped curb 16' wide leading into gateway 13' inside plot boundary up to gates 12' wide so as to leave road footpath clear also there is lots of room for off road parking inside plot. R39 is surrounded by well kept established hedges that would obscure any development from view so it would detract from our surroundings. The plans would be to self-build an eco home on the site in line with the existing cottages which would not impact on our neighbours. The local Plan RU25 has R39 down on it. We are the only residential land in this parcel along with no1 to 7 Forge Row cottages our land is adjacent to No1. We would there fore ask if we could be removed from Green Belt status to Enable us to self build on R39 a fully serviced site with existing facilities in place, a sustainable eco detached home.</p>   | Comments are noted and will be reviewed. |
| LPPOSA009 | Staffordshire County Council - J, Chadwick |  | 4/30/2021 | <p>We welcome the enhancement of the evidence base through the production of the Cannock Chase HIA. This was produced using a robust methodology, working to national standards, and it is particularly noted that, in addition to assessing significance and impact, this also explored each site through the lens of maximising enhancement and the mitigation of harm. Whilst we haven't taken the opportunity to review each of the 69 sites ultimately chosen for assessment in this report, we have reviewed a selection of these which appear to be comprehensive and generally fit for purpose. The inclusion of the historic environment, including heritage assets and their settings, as a specific SA Objective is welcomed, and the assessment of the likely sustainability effects for the various different site types and the specific site options (Appendix 5) has made use of the enhanced evidence base to provide a detailed assessment against this objective. These assessments are generally supported. Please also note that the number of scheduled monuments in the district outlined in section 47 (page 2150 is incorrect - the Conduit Head at High Green, Cannock has been removed from the National Heritage List for England.</p>  | Comments are noted and will be reviewed. |

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|-----------|----------------------------------|-------------------|-----------|--|--|
| LPPOSA010 | St Modwen Industrial & Logistics | RPS - J, Bonehill | 4/29/2021 | <p>RPS note the response to our previous submissions with regards to the SA set out on pages 154-156 of the SA of the Cannock Chase Local Plan: Preferred Options. However, we note that a number of inconsistencies in the assessment of the site which we set out below. SA Objective 1: RPS note that the score against this objective for the Site has been amended following comments received from the Canal &amp; River Trust (CRT). Ecology Solutions have reviewed the assessment work undertaken and have provided a response addressing the points raised (Appendix B). In summary although the site is located adjacent to the Cannock Extension Canal SSSI the closest proposed built development as the site is located approx. 120m from the SSSI and SAC at its closest point. Land adjacent to the SSSI would be retained as greenspace and indeed opportunities for ecological betterment could be delivered as an enhancement associated with emerging proposals. It is noted that site N5: Turf Field, Watling Street is located 200m from the SSSI at its closest point, but has been attributed a score of (-?) under this objective which is inconsistent with the scoring for the Site as (-?). We suggest that the scoring for the Site should be amended to (-?) accordingly. CRT also make reference to potential adverse impacts to the towpath associated with the Cannock Extension. Use of footpath would not have the potential to result in any adverse impacts on the SAC/SSSI. Ecology Solutions note that the potential for recreational impacts on this designated site have been scoped out in the Council's own Habitats Regulations Assessment (HRA) work (March 2020). In any event, there is no reason to consider that employment sites would generate any significant increase in use along the towpath. Through discussions with Officers RPS understand that there are concerns regarding the potential for airborne and waterborne pollution to have a negative impact on the SAC/SSSI. Further work is being undertaken with regards to these possible issues and will be provided to the Council in due course. Ecology Solutions have also identified an issue with the methodology adopted for this objective. Subsequent HRA work has only been undertaken on Preferred Options sites. This means that there is no opportunity for other sites, including the Site, to have their true impact acknowledged, with such sites being given an artificially low score as a result. A 'shadow' HRA has been undertaken by Ecology Solutions for the emerging proposals for the Site which concludes that potential impacts on the integrity of any European Sites (including their underpinning SSSI's) would be avoided subject to the adoption of an appropriately designed scheme, As such it can be concluded that potential adverse impacts would be avoided on any biodiversity assets, indicating that emerging proposals would, at worst, attain a neutral score under this objective. SA Objective 2: RPS are disappointed that our previous comments on this point summaries on pages 154 and 155 of the SA have been discounted [See FIG 3.1 in the document]. [...] there is evidence that air quality issues continue to improve, to the point where a detailed assessment is now to be undertaken which will consider revolving the AQMAs 1 and 2 which cover the A5 corridor running through the District. Furthermore, the only AQMA to experience exceedances of the objective is not located in close proximity of the Site. While no timescales are provided for this detailed assessment, it clearly indicates that as a minimum the potential impacts on air quality of sites in the proximity of these particular AQMAs which are showing compliance with the objective should not be scored as negatively in the SA as sites in the proximity of the AQMA3. RPS note that the 2020 Air Quality Annual Status Report identifies the preparation of this detailed assessment as a key priority for 2021/21 and so trust that the findings of it will be available to inform the next stages of preparation of the Plan. RPS note that air quality issues in Walsall, which lies to the south of the Site, have also improved in recent years. RPS also note that traditional working patterns have been disrupted by the Covid-19 pandemic with people working from home where their job allows them to. Many prominent businesses are suggesting that post pandemic home working will continue to be at least an element of the working arrangements and it is expected that the number of commuters will reduce. Should this occur it is expected that air quality issues arising from motor vehicles will similarly reduce.</p> | Comments are noted and will be reviewed. |
|           |                                  |                   |           | <p>This is particularly relevant for Cannock Chase District which as stated by paragraph 2.45 if the 2020 EDNA has 27.6% of its workforce employed in Professional Occupations compared to 20.2% across the West Midlands and 21.5% nationally. In contrast, the District has very few residents in the most elementary of occupations - just 6.4%, almost half the regional rate of 11.9% and much lower than the national rate of 10.2%. The District also has net outward commuting patterns as noted under part 4 of paragraph 5.50 of the 2020 EDNA. People employed in Professional Occupations are more likely to be able to work from home either full time or as part of an agile working pattern. Therefore, RPS suggest that the anticipated reduced level of commuting and reduced air quality issues is likely to have a greater impact on Cannock Chase District than in locations where a greater proportion of residents work in more elementary occupations which have greater requirements for staff to attend their workplace. The benefits of this reduction are likely to be particularly pronounced due to the high proportion of Cannock Chase residents recorded as commuting out of the District pre-pandemic. Furthermore, given that the A5 is a key road link out of the District is anticipated that the reduction will be particularly noticeable in the AQMA that the site is located near to. Given the above RPS consider that the scoring against this objective should be amended to be negligible. RPS note that Officers have queried the anticipated volume of traffic that will be generated by the Site and the resultant impacts on air quality if the expansion land was developed. Further work is being undertaken on this matter and will be provided to the Council when it is completed. SA Objective 5: RPS disagree with the approach taken to the scoring of SA5. The Environment Agency provided advice on this point as part of their consultation comments on the June 2018 SA Scoping Report which are set on page 164 of the SA of the Cannock Chase Local Plan: Preferred Options. [...]. In accordance with this advice RPS recommend that the assessment of this objective is divided into surface water and fluvial. On this basis the Site would be scored as negative against surface water and negligible against fluvial as it is in Flood Zone 1. We also note that for many of the other objectives that the potential for appropriate mitigation to avoid adverse effects means that effects have been identified as uncertain. For consistency RPS recommend that the assessment of SA5 should follow the same approach. This would mean that with regards to surface water flood risk that the Site should be scored as uncertain negative and negligible for fluvial flood risk. SA Objective 14: RPS note the Council's comments with regards to access to services, however as acknowledged in the revised assessment of SA8 on page 155 of the SA of the Cannock Chase Local Plan: Preferred Options there is a cycle route along the A5. This offers a sustainable transport link to services and facilities further afield. To be consistent with the scoring given for site (CE19/E12) the scoring for the Site should be revised to minor negative. SA Objective 17: The Cannock Chase Heritage Impact Assessment 2020 screened out the Site at the first stage of assessment on the basis that no significant impact on heritage would occur as a result of development (apart from the possibility of undiscovered archaeology). To be consistent with the assessment of other employment sites as set out at paragraph 4.129 of the SA of the Cannock Chase Local Plan: Preferred Options a negligible uncertain effect should be recorded for the site under this objective. Conclusions: On the basis of our observations set out above RPS recommend that the revised assessment of the Site should be as set out below [see Table 3.1 in the document].</p>   | Comments are noted and will be reviewed. |

| Local Plan Consultation Preferred Options, Consultee Responses Log – April 2021  |  |               |   |  |   |
|--|--|---------------|---|--|---|
| Please use the following formatting when saving documents and complete the table below for ease of reference:<br>1. Save files with surname of the consultee followed by first initial (use full first name if 2 identical entries). 2. If it is an organization use the organization, company or charity name instead. 3. If the consultee or organisation is represented by a consultancy put the company name in brackets after their name (It would be useful to also add the agents name to their company name in the table below for reference). |  |               |   |  |   |
| Consultee/Organisation Name (Put name after Organisation)  | Consultancy & Consultants name (If applicable) | Date Received | Document  | Summary  | Draft CCDC Response   |
| A, Webster   |  | 3/22/2021     | Green Belt Part 2 Study Report - Appendix B   | Norton Canes - NC23 & NC24 (P101-108inclusive). I would like to address the statement for NC23 'The additional impact of its release on the adjacent Green Belt should be minor-moderate' and argue that the following should be considered to elevate this impact. NC24 has frequent visitations of wild deer these sometimes stray into the parcel NC23. NC23 as been used for agriculture for many years. Bats have long visited the gardens of the properties on the north side of Norton Springs, flying in from the west. NC24 has stabled and grazed horses for several years. I would content that NC23 and NC24 form bulwark against urban encroachment with inobtrusive rural usage. The character of these parcels are appreciated when viewed by walkers taking their permitted lock-down exercise, and thus serve a community health purpose too. | Comments are noted. The evidence has been prepared through an independent company to ensure consistency across the district.  |
| Heath Hayes & Wimblebury Parish Council - L, Bowman  |  | 4/28/2021     | Green Belt Part 2 Study Report - Detailed Harm Assessment for Wimblebury & Heath Hayes        | The Parish Council would like the following removed from the plan and be kept as Green Belt Land preventing the mergence of Heath Hayes, Wimblebury, Norton Canes and Chase Terrace. All Green Belt land to the east of Wimblebury Rd and to the south of A5190 Cannock Rd. Particularly those parcels of land identified as WI 8-15 inclusive, and WI 20-23 inclusive. Removal from the Green Belt ranges from moderate to very high, but in all cases this land makes an important contribution to prevention of urban sprawl in the directions of Chase Terrace (Burntwood) and Norton Canes.   | Comments are noted. The consideration of the removal of sites from the Green Belt is a matter for the Local Plan not the supporting evidence. This matter will be addressed through the Local Plan. |
| J, Armitage  |  | 4/28/2021     | Green Belt Part 2 Study - particularly RU21, and adjoining areas RU20, RU14, RU18, RU22, RU19 | All of these areas make a strong contribution to the diversity of wildlife in the area including: deer, badgers, foxes, owls, bats, skylarks (recent return to this area). This is a beautiful area and is very popular with local people. Effects of development would be high. Loss of agricultural land - once this has disappeared it would be lost permanently. Traffic on Penkrige Bank Road is already very heavy, accidents on the Slitting Mill Road/Penkrige Bank Road happen regularly. Building on power station site should fulfil all local needs. Rugeley is a small town with limited infrastructure.  | Comments are noted. The consideration of the removal of sites from the Green Belt is a matter for the Local Plan not the supporting evidence. This matter will be addressed through the Local Plan. |

**Item No. 8.22**

|           |  |           |  |  |   |
|-----------|--|-----------|--|--|---|
| C, Downes |  | 4/30/2021 | SHLAA 2020   | Includes site C64. Records previous refusal of planning application 1999. All of the considerations applicable in 1999 remains so today. The pressure on Local Green Space currently makes this site even less suitable for planning development. The re-designation as Local Greenspace would be appropriate. | Comments are noted. This matter will be considered through the Local Plan housing allocations and planning application process. |
| C. Downes |  | 4/30/2021 | Housing Development Capacity Study 2018 -38 March 2020 | If the number of houses required can be fulfilled without the inclusion of these sites I can see no reason for the possible change of status for sites C64 and C81. The only suitable change of status in my opinion for C64 would be to permanent protected green space.                                      | Comments are noted. This matter will be considered through the Local Plan housing allocations and planning application process. |



**Cannock Chase District  
Local Plan Pre-Submission  
Consultation (Reg19)  
DATE 2022**

# 1. Non-Technical Summary

## INTRODUCTION

- 1.1 The Cannock Chase District Local Plan will guide and manage the development of the District during the period to 2039. The Local Plan will identify land to meet the needs of the economy and to ensure that a sufficient number of homes can be built. New development will be well-designed and safe, and will have good access to schools, health services, parks and green spaces, leisure facilities and other services. New development will be accommodated whilst protecting and enhancing the natural, built and historic environment.
- 1.2 The Council asked people for their views on what sort of things should be covered by the Local Plan through an 'Issues and Options Consultation' in May 2019. The responses to that consultation were taken into account in the Local Plan 'Preferred Options' consultation document (spring 2021). The responses to the 'Preferred Options' document were taken into account in the preparation of this draft Local Plan. This Pre-Submission Draft Local Plan identifies the sites proposed for new development, and the policies that will guide and manage the development of the District throughout the plan period. This document provides a summary of the Pre-submission Draft Local Plan consultation document.
- 1.3 The Council will consider the responses to the 'Pre-Submission (Regulation 19) Draft Local Plan', After that, the Local Plan will be submitted to the Secretary of State (Planning Inspectorate) for independent examination, probably over the winter 2023. A planning inspector will be assigned by the Secretary of State to examine the Local Plan to see whether it can be found 'sound' and capable of adoption by the Council during 2024.
- 1.4 The Local Plan will then form part of the Development Plan for the District, together with plans for minerals and waste prepared by Staffordshire County Council, and neighbourhood plans. There is an adopted Neighbourhood Plan for Hednesford, and four designated areas (Brereton & Ravenhill, Norton Canes, Cannock Wood and Rugeley) where Neighbourhood Plans are in the early stages of preparation.
- 1.5 Throughout the preparation of the Local Plan, the Council will engage with partner organisations, statutory consultees, and other relevant Local Authorities under the legal Duty to Co-operate.

## THE DISTRICT CONTEXT

- 1.6 Cannock Chase District lies within Southern Staffordshire on the northern edge of the Black Country areas. At the heart of the District lies the nationally significant Cannock Chase Area of Outstanding Natural Beauty (AONB) and around 60% of the District is designated Green Belt.
- 1.7 The document includes a 'District Profile' which sets out information about the characteristics of: the population (health, education, deprivation); the place (housing, employment, town centres, transport and infrastructure); and, the environment (Green Belt, climate change).

## STRATEGIC OBJECTIVES

- 1.8 The Local Plan includes eight Strategic Objectives:
  - To deliver high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe;



## 1. Non-Technical Summary

- To create community facilities and healthy living opportunities across the District;
- To deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home;
- To encourage a vibrant local economy and workforce;
- To support the provision of sustainable transport and communications infrastructure;
- To create attractive Town and Local Centres;
- To protect and enhance the natural environment;
- To support a greener future.

### THE SPATIAL STRATEGY

- 1.9 Cannock Chase District will meet the development needs arising from the district and provide a contribution towards the Housing Market Area shortfall. In order to meet these needs, the Spatial Strategy of the Pre-Submission Draft Local Plan proposes that:
- Development will be located the most sustainable locations, be focussed on the existing urban areas, and will protect and enhance Green Belt land and the AONB;
  - Adverse environmental impacts of development will be minimised and mitigated where unavoidable;
  - Housing and employment requirements will be met where possible within urban areas or in accessible and sustainable expansions to the urban areas;
  - The reuse of previously developed sites will be optimised, and natural assets will be protected;
  - Cultural and heritage assets will be protected and local distinctiveness and sense of place will be maintained and strengthened through quality design;
  - Green Belt release in order to provide sufficient land to meet Cannock Chase District's housing need with an element of flexibility;
  - A minimum 5,430 dwellings will be delivered to meet the district's housing need between 2018 and 2039 at a rate of 258 dwellings per annum;
  - A further 500 dwellings will be delivered to help meet a shortfall arising from the wider housing market area, (increasing total delivery 5,930 dwellings at a rate of 283 dwellings per annum);
  - Up to 66 hectares of employment land will be provided to meet the District's requirements;
  - 10 hectares of this will be at the West Midlands Interchange
  - Look to meet our development needs beyond the plan period.

## 1. Non-Technical Summary

### **STRATEGIC OBJECTIVE 1: TO DELIVER HIGH QUALITY DEVELOPMENT THAT PROTECTS THE HISTORIC ENVIRONMENT AND IS APPROPRIATE, DISTINCTIVE, ATTRACTIVE AND SAFE**

- 1.10 The 'Pre-Submission Draft Local Plan includes Policies that will:
- Protect, conserve and enhance our distinctive historic environment and avoid adverse impacts on our Conservation Areas, Scheduled Monuments, Listed Buildings, Locally Listed buildings, and Sites of Archaeological Interest (Policy SO1.1).
  - Enhancing the quality of the built environment by retaining and enhancing the distinct and separate character of each of the District's settlements, and delivering the highest quality of building design and layout (SO1.2).
  - Create safe places which deter crime and reduce the fear of crime by designing out crime without detracting from attractive, high quality design (SO1.3).

### **STRATEGIC OBJECTIVE 2: TO CREATE COMMUNITY FACILITIES AND HEALTHY LIVING OPPORTUNITIES ACROSS THE DISTRICT**

- 1.11 The Pre-Submission Draft Local Plan includes Policies that will:
- Safeguard the provision of community facilities (such as schools and health centres) and ensure that development contributes towards new community facilities which are easily accessible to the local community (SO2.1).
  - Safeguard health and amenity by ensuring that new development provides for satisfactory daylight, sunlight, outlook, and privacy, and protects residents, workers and visitors from noise, smell, litter, dust or other unacceptable impacts (SO2.2).
  - Provide open space, sports and recreational buildings and land, including playing fields by ensuring that development proposals contribute to meeting the demands generated by the development (SO2.3).
  - Protect existing, and provide new, allotments and community food growing sites (SO2.4).
  - SO5.1 by integrating walking and cycling routes, co-locating community facilities in accessible locations, and providing multifunctional open spaces (SO2.5).

### **STRATEGIC OBJECTIVE 3: TO DELIVER A SUFFICIENT SUPPLY OF HOMES TO PROVIDE FOR HOUSING CHOICE AND ENSURE ALL PEOPLE ARE ABLE TO LIVE IN A DECENT HOME**

- 1.12 The Pre-Submission Draft Local Plan includes Policies that will:
- Provide for a minimum of 5,430 dwellings to meet local housing needs, and an additional 500 dwellings to meet unmet needs of neighbouring areas, and ensure a sufficient supply of deliverable and developable land is available (SO3.1).
  - Deliver housing choice to widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities (SO3.2).

## 1. Non-Technical Summary

- Deliver high quality housing of sufficient size and layout to meet the needs of their occupants, and suitable housing for households with health problems or disabilities (SO3.3).
- Consider proposals for new sites for Gypsies, Travellers and Travelling Showpeople to meet assessed needs (SO3.4).

### **STRATEGIC OBJECTIVE 4: TO ENCOURE A VIBRANT LOCAL ECONOMY AND WORKFORCE**

- 1.13 The Pre-Submission Draft Local Plan includes Policies that will:
- Safeguard existing Employment Areas (as listed in the Explanatory Text) for non-town centre offices, industry and warehousing (SO4.1).
  - Provide for new employment uses with up to 66 hectares of land for office, manufacturing and distribution employment development during the period to 2039, with a range of sizes and types of employment to meet business needs (SO4.2).
  - Provide for the sustainable development of tourism and the rural economy (SO4.3).
  - Support proposals for the development of live work spaces within residential areas (SO4.4).
  - Require major employment development proposals to develop Employment and Skills Plans to support local workers (SO4.5).

### **STRATEGIC OBJECTIVE 5: TO SUPPORT THE PROVISION OF SUSTAINABLE TRANSPORT AND COMMUNICATIONS INFRASTRUCTURE**

- 1.14 The Pre-Submission Draft Local Plan includes Policies that will:
- Provide for accessible development which is located where it can provide convenient access for all sections of the community to work, shopping, health, education, leisure, green space and other facilities (SO5.1).
  - Require development proposals to demonstrate how they will deliver communications technologies and digital connectivity (SO5.2).
  - Provide for low and zero carbon transport by ensuring development contributes to the reduction of the reliance on carbon-intensive modes of transport, for example by supporting the take-up of ultra low emission vehicles, and developing electric vehicle charging networks (SO5.3).
  - Maintain and improve the transport system by continuing work between the District Council and the local highway authority, transport stakeholders, other partners, business and the local community (SO5.4).
  - Protect the Hatherton Canal Restoration Corridor from development that would prevent the future implementation of the canal restoration project (SO5.5).
  - Safeguard proposed recreational footpath and cycle routes from development that will prevent the future implementation of the proposed schemes (SO5.6).

## 1. Non-Technical Summary

- Ensure that development makes appropriate off-street parking provision in accordance with the relevant Local Design Guide (SO5.7).

### **STRATEGIC OBJECTIVE 6: TO CREATE ATTRACTIVE TOWN AND LOCAL CENTRES**

1.15 The Pre-Submission Draft Local Plan includes Policies that will:

- Maintain the established hierarchy of Town and Local Centres and ensure development proposals for Main Town Centre Uses are appropriate to the role, scale, and historic character of the settlement(SO6.1).
- Require proposals for Retail and Leisure Uses outside designated Primary Shopping Areas to be accompanied by an impact assessment where the floorspace exceeds the set floorspace thresholds (SO6.2).
- Safeguard existing town centre services which occupy active street frontages/ground floor level within a designated Primary Shopping Area (SO6.3).
- Create an attractive and safe environment through good design to ensure the growth and resilience of our town centres (SO6.4).
- Identify redevelopment opportunity sites in Cannock Town Centre (SO6.5).
- Identify redevelopment opportunity sites in Rugeley Town Centre (SO6.6).
- Identify redevelopment opportunity sites in Hednesford Town Centre (SO6.7).

### **STRATEGIC OBJECTIVE 7: TO PROTECT AND ENHANCE THE NATURAL ENVIRONMENT**

1.16 The Pre-Submission Draft Local Plan includes Policies that will:

- Protect, conserve and enhance biodiversity and geodiversity of designated sites and ensure that development takes opportunities to improve biodiversity, especially where this can secure measurable net gains (SO7.1).
- Ensure development does not lead directly or indirectly to an adverse impact upon a Special Area of Conservation (SO7.2).
- Protect, conserve and enhance landscape character (SO7.3).
- Protect, conserve and enhance landscape areas within the Cannock Chase Area of Outstanding Natural Beauty (AONB) from damaging or inappropriate development (SO7.4).
- Protect, conserve and enhance the Green Belt area within the Cannock Chase District with the highest degree of protection from development and safeguard areas required for compensation of Green Belt losses(SO7.5).
- Identify areas of safeguarded land and amendments to the Green Belt and ensure that any loss of Green Belt is suitably mitigated (SO7.6).
- Protecting and improving green infrastructure within the District (SO7.7).

# 1. Non-Technical Summary

## **STRATEGIC OBJECTIVE 8: TO SUPPORT A GREENER FUTURE**

- 1.17 The Pre-Submission Draft Local Plan includes Policies that will:
- Support development proposals for appropriate low and zero carbon energy and heat production installations, including solar photovoltaic, wind energy, and air and water source heat pumps (SO8.1).
  - Help achieve net zero carbon development by ensuring that development proposals strive to achieve the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest carbon emissions that can practically and viably be achieved. Further advice will be given in a Design SPD and Local Design Guides. (SO8.2).
  - Encourage sustainable design by requiring development proposals to include a Sustainability Statement to set out how the design will achieve sustainability (SO8.3).
  - Manage flood risk within the Plan Area by directing development away from areas at highest risk (SO8.4).
  - Avoid air, water, noise or light pollution and soil contamination or, if not possible, mitigate the impacts (SO8.5).
  - Prioritise the use of suitable brownfield and despoiled land and under-utilised land (SO8.6).
  - Safeguard mineral reserves and ensure that development will maximise the contribution that substitute or secondary and recycled material can make as an alternative to primary minerals (SO8.7).
  - Manage waste and require development proposals to be supported by a site waste management plan demonstrating that waste prevention is the first priority (SO8.8).

## **CONSULTATION INFORMATION**

- 1.18 We will be consulting on the Pre-Submission Draft Local Plan Friday **XX<sup>th</sup> MONTH**, 2022 to 16:45 on Friday **XX<sup>th</sup> MONTH**, 2022.
- 1.19 You may email your questions and queries to [planningpolicy@cannockchasedc.gov.uk](mailto:planningpolicy@cannockchasedc.gov.uk) . You can also arrange a time to discuss the plan with officers via the telephone or by using Teams. Requests can be made by via email, letter or by calling 01543 462621.
- 1.20 We have also written to and emailed everyone who is registered on the Planning Policy consultation database. If you wish your details to be added to the database for future consultations please email us at: [planningpolicy@cannockchasedc.gov.uk](mailto:planningpolicy@cannockchasedc.gov.uk).
- 1.21 Documents can be viewed on our website at: [www.cannockchasedc.gov.uk/planningpolicy](http://www.cannockchasedc.gov.uk/planningpolicy)

# 1. Non-Technical Summary

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|---|--|
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|  <b>Website:</b>   | <a href="http://www.cannockchasedc.gov.uk/planningpolicy">www.cannockchasedc.gov.uk/planningpolicy</a>                         |

## **2. Introduction**

### **What is this document about?**

- 2.1 The Local Plan will help shape the way in which the physical, economic, social and environmental characteristics of Cannock Chase District will change until at least the year 2039.
- 2.2 It will need to ensure that we provide the right amount and type of homes, sufficient and appropriate land to provide a range of local employment opportunities as well as providing the right conditions for retail, leisure and other kinds of uses. It will need to ensure the natural and built environment, especially the highest quality and most sensitive areas, are protected and enhanced.
- 2.3 The plan will also have to provide the right infrastructure for transport, open and green spaces, education and health and well being of our communities.
- 2.4 The Local Plan is a statutory document and is therefore important for informing decisions on planning applications.
- 2.5 The Local Plan we currently use was adopted by the Council in 2014 and set the strategic policies to guide development in the District up to 2028 e.g. number of new homes and employment land required.
- 2.6 Changes to the planning system mean that we need to review our plans every five years. The Council began reviewing the Local Plan in 2018 with a Scope and Issues paper. It then consulted upon an Issues and Options plan in May 2019. This was followed by the 'Preferred Options' consultation in March/April 2021 which identified a level of growth for the district and where this development would go by identifying specific sites for housing and employment. It included detailed policies to guide development and deliver sustainable development.

### **What does preparing a Local Plan involve?**

- 2.7 Preparing a Local Plan is complex, and we set the timescales out for its preparation in the Local Development Scheme (2022). The table below sets out the key stages we will need in order to prepare the plan, and the timing of these. The Local Plan also has to be informed by a Sustainability Appraisal which is a legal requirement, and which ensures that we are taking 'reasonable alternatives' into account for delivering the development we need whilst ensuring that we do this in a balanced way taking account of environmental, economic and social considerations.



## 2. Introduction

Table 1

| PREPERATION   | DESCRIPTION   | TARGET DATE   |
|---|---|---------------|
| Commencement of work including evidence base updating | Evidence needs to inform the plan, we gather this at the early stages and update where needed.  | February 2018 |
| Regulation 18 Scoping and Issues Consultation         | We looked at the issues and scope which the plan needs to cover.  | July 2018     |
| Regulation 18 Issues & options consultation           | We considered the feedback from the Issues and Scope consultation, looked at any further issues, and then suggested options for dealing with these.   | May 2019.     |
| Preferred Option Consultation                         | This is a non statutory stage where we refine the plan into a draft version, based on the feedback of the previous consultation and using the evidence available. It contains draft policies and site allocations, for example.   | Spring 2021   |
| Pre-Submission (Regulation 19) consultation           | <b>This is the stage we are currently consulting on.</b> This is the final draft, which we have to publish for comment before submitting the plan to the Secretary of State (Planning Inspectorate) for independent examination. Feedback at this stage will need to be focused very specifically on whether the plan is 'sound', which is currently defined as:<br>Positively prepared – does the plan allocate enough land to meet all needs for the various uses where it is reasonable to do so and consistent with placing development in the right locations? Justified – is the plan the most appropriate strategy when considered against reasonable alternatives?<br>Effective – can the proposals in the plan be delivered over its period? Consistent with national policy – is the plan in accordance with national policies? | Summer 2022   |
| Submission  | This is the stage where the plan is submitted to the Planning Inspectorate.   | Winter 2022   |
| Examination in Public                                 | A planning inspector is assigned to examine the plan to see whether it can be found 'sound' (see above) and whether it is then capable of adoption by the Council. The examination will focus on the main areas of contention and will normally involve public hearings.  | Summer 2023   |

## 2. Introduction

|          |  |             |
|----------|--|-------------|
| Adoption | Once the plan has been confirmed as being sound then the Council can adopt it and it will set policy for making decisions on planning matters in the district. | Spring 2024 |
|----------|--|-------------|

- 2.8 Setting out a future timetable is not straight forward. For example the time it takes to move from Pre-Submission to Submission depends upon the level and complexity of objections, and therefore the length of time it will take to process them, which cannot be quantified until after the plan has been consulted upon. At the point of Submission of the plan to the Secretary of State the plan timetable is in the hands of the Planning Inspectorate and will depend upon on a range of factors which are outside of the control of the local authority. These factors include the need for a pre-hearing meeting, the availability of an inspector to examine the plan and the length and complexity of the hearing process.

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

- 2.9 We have to prepare the Local Plan so that it is consistent with Government policy, which is set out within the National Planning Policy Framework (NPPF) and ministerial statements and supported by the National Planning Practice Guidance (NPPG). The Local Plan forms part of the Development Plan for the wider area. Staffordshire County Council prepare plans for minerals and waste, and Cannock Chase Council will prepare the Local Plan (as described above) for shaping development in its own District. We will also need to work alongside other Councils and agencies to ensure our plans align and deliver on the more strategic issues – even though the plans of other areas may be prepared at different times. We need to work together under the legal ‘Duty to Co-operate’.
- 2.10 Once we have adopted our new Local Plan we can also choose to provide more detail for our policies if we need to, by preparing ‘Supplementary Planning Documents’ (SPDs), and Design Codes/Design Guides. For example, our current Local Plan is supported by SPDs on Design, on Developer Contributions and by a development brief for the site of the closed Rugeley Power Station. As part of this process we will consider whether to make changes to any of our SPDs or whether we need to add new ones.
- 2.11 Communities can also choose to prepare their own Neighbourhood Plans should they so wish. These set planning policies at a much more local (often Parish) level. They need to broadly conform to the Local Plan, are independently examined and then voted on by the community at a referendum. If there is a majority vote in favour of the plan they are then ‘made’ (i.e. adopted) and become part of the Development Plan for the area. We currently have an adopted Neighbourhood Plan (Hednesford) and four designated areas (Brereton & Ravenhill, Norton Canes, Cannock Wood and Rugeley) where Neighbourhood Plans are in the early stages of preparation.

## 2. Introduction

### Consultation Information

- 2.12 We will be consulting from Friday XX<sup>th</sup> MONTH, 2022 to 16:45 on Friday XX<sup>th</sup>, MONTH, 2022.
- 2.13 The documents will be available at the following locations:
- (insert locations)
- 2.14 Exhibitions showing the policies map including the proposed allocations in greater detail the Local Plan document and representation forms including the opportunity to find out more about the Local Plan and how you can have your comments considered by the Independent Inspector are as follows:
- 2.15 Insert dates and times
- 2.16 Questions and queries can be emailed to [planningpolicy@cannockchasedc.gov.uk](mailto:planningpolicy@cannockchasedc.gov.uk) and responses to queries will be prioritised. You can also arrange a time to discuss the plan with officers via the telephone or by using Teams. Requests can be made by via email, letter or by calling 01543 462621.
- 2.17 You may have already received a letter or email from us as we have also written to and emailed everyone who is registered on the Planning Policy consultation database. If you wish your details to be added to the database or amended for future consultations please email us at: [planningpolicy@cannockchasedc.gov.uk](mailto:planningpolicy@cannockchasedc.gov.uk).
- 2.18 Documents , supporting evidence can be viewed on our website at [www.cannockchasedc.gov.uk/planningpolicy](http://www.cannockchasedc.gov.uk/planningpolicy) and representation forms downloaded.

### How to respond

- 2.19 Representation forms can either be submitted online via the web link above (social media pages will also link to this), email or by post to us All information will be used in accordance with our Fair Processing procedures.

## 3. The District Context

### UPDATED DISTRICT PROFILE

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

#### **Sub-national Context**

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

Internal migration has been the most numerically significant contributor to population growth in Cannock Chase during recent years. The strongest residential migration flows to and from the District have typically been with Lichfield, South Staffordshire and Walsall. The most common commuter destinations for Cannock Chase residents are Lichfield, Walsall, Stafford, South Staffordshire and Birmingham. The conurbation also offers larger-scale retail and leisure provision. In recognition of these key economic and social links the District Council is a member of both the Stoke on Trent and Staffordshire Local Enterprise Partnership (LEP) and the Greater Birmingham and Solihull LEP although it should be noted that the Government is currently undertaking a review of LEPs. The Council is also a non-constituent member of the West Midlands Combined Authority (WMCA) which is a body that has devolved powers from central Government to implement budgets and policy in relation to key areas such as transport and housing.

#### **Population**

Between 2018 and 2019 the population in Cannock Chase rose by 0.7% to 100,762 residents. The working age population aged 16-64 comprised 62.9% of the population, slightly above the West Midlands (61.7%) and England (62.4%) averages. 19.2% of the population of Cannock Chase were aged 65+ in Mid-2019 which was higher than the West Midlands (18.6%) and England (18.4%) averages.<sup>1</sup>

Population density in the District, the number of people per square mile (ppsqm), is the second highest in Staffordshire after Tamworth (2486 ppsqm) at a rate of 1277 people per square mile in mid-2019. This reflects the largely urban, commercial and residential landscape of Cannock Chase.<sup>2</sup>

Over the five years since mid-2014 Cannock Chase has experienced an increase of 2.3% in population with a higher proportion of births than deaths. However, the most numerically significant contributor to population growth has been internal migration – residential moves into the District by people from other local authorities. A large number of people who have moved into Cannock Chase in recent years have migrated from South Staffordshire, Lichfield and Walsall.<sup>3</sup>

2018-based population estimates project that the District's population will rise to 115,178 residents by 2043. The age profile of the population is forecast to change during this period, with a rise in the proportion of older residents, particularly those aged 70+.<sup>4</sup> In December 2019 the Office for National Statistics published a research report which estimates that of the 97,000 people in the District at this time, 95,000 were White British

<sup>1</sup> Office for National Statistics, Mid-2019 Population Estimates, June 2020.

<sup>2</sup> Office for National Statistics, Population Profiles for Local Authorities in England, December 2020.

<sup>3</sup> Office for National Statistics, Mid-2019 Population Estimates, June 2020.

<sup>4</sup> Office for National Statistics, *2018-Based Population Projections for Local Authorities: Table 2* (March 2020).

### 3. The District Context

with an increasing proportion of residents who identified with different ethnic groups. The estimates are for 2016, based on a three-year Annual Population Survey pooled dataset 2014-2016 and were rounded to the nearest thousand.

#### Health and Education

Cannock Chase experiences a range of health inequalities which impact on the welfare of the District and its residents. These include premature mortality from a range of health conditions such as cardiovascular disease, cancer, liver disease and respiratory disease, under-75 mortality from which was above the national average in 2020. The District experiences relatively high rates of adult and child obesity with adult obesity being over the national average, as well as below average consumption of the recommended 'five-a-day'. Rates of smoking prevalence among adults aged 18+, as well as the rate of hospital admissions for alcohol-related conditions, remain above the national averages in recent years. Life expectancy at birth and at age 65 was below the national average during 2020, with inequalities in health and life expectancy related to deprivation across the District.<sup>5</sup> The Indices of Deprivation 2019 illustrates that a number of neighbourhoods in Cannock Chase were amongst the 10% and 20% most deprived nationally in relation to poor health and shorter life expectancy in 2019.

Rates of physical inactivity and excess weight continue to exceed the England average. 27.8% of adults aged 16+ were physically inactive during 2020/21, doing less than 30 minutes of physical activity per week. This rate of physical inactivity was above the England average (23.4%).<sup>6</sup> 73.7% of adults 18+ were overweight or obese in 2020-2021, above the West Midlands average (66.8%) and England average (63.5%).<sup>7</sup> Smoking prevalence in adults aged 18+ was above the England average of 12.1% in Cannock Chase during 2020 with a local rate of 18%, whilst the rate of admission episodes for alcohol-related conditions in the District was above the national average in 2020/21.<sup>8</sup>

Evidence and monitoring for Local Plan (Part 1) 2014 shows that access to indoor leisure facilities in the District has improved with the completion of Rugeley Leisure Centre and the major refurbishment of facilities at Cannock Leisure Centre. The updated indoor sport facilities evidence base<sup>9,10</sup> notes that facilities are generally above average but will require continued investment to maintain standards and meet increased demand from housing growth. The use of sports facilities could be much improved through greater partnership working. The evidence<sup>11,12</sup> for outdoor playing pitches shows that investment will be required in the quality of most pitches and to avoid a shortfall in provision to meet demand for Football, Rugby and Cricket.

Whilst the AONB is a vital asset for outdoor leisure and recreation the most recently produced evidence<sup>13</sup> identified there are areas within the District deficient in access to alternative open spaces, particularly semi-natural sites. This evidence base is in the process of being updated. Monitoring of the Local Plan (Part 1) identifies there have been a number of new open and play spaces provided alongside new developments but that

<sup>5</sup> Public Health England, Public Health Outcomes Framework Tool, June 2022.

<sup>6</sup> Sport England, Active Lives Adult Survey May 2019/20 Report, June 2022.

<sup>7</sup> Public Health England, Public Health Outcomes Framework, June 2022.

<sup>8</sup> Public Health England, Public Health Outcomes Framework, June 2022.

<sup>9</sup> CCDC Indoor Built Facilities Study (May 2019)

<sup>10</sup> CCDC Sport and Leisure Facilities Needs Assessment (August 2018)

<sup>11</sup> CCDC Playing Pitch Strategy Assessment Report (August 2018)

<sup>12</sup> CCDC Playing Pitch Strategy and Action Plan (May 2019)

<sup>13</sup> CCDC Open Space Assessment (2009)

### 3. The District Context

deficiencies are likely to still remain. Phase one of the £1.3 million development on the Stadium site in Pye Green, Hednesford was completed in September 2020. This has provided facilities including an adventure play area, green gym equipment, BMX track and more which will improve access to healthy living opportunities in this area.<sup>14</sup>

The outdoor environment in Cannock Chase proved particularly important to local residents throughout the UK Government Lockdown. 50% of the 399 Cannock Chase respondents to the Staffordshire County Council Covid-19 Resident Survey identified that enjoying more time outdoors in and around their local area had been a positive change to emerge from the pandemic. The development of a greener, sustainable community and environment will be key to the District's future. In 2020 the Thriving Places Index rated Cannock Chase as being above the England average for Place and Environment and Green Infrastructure.<sup>15</sup> Across the 7 domains of the Indices of Deprivation 2019, Cannock Chase is most deprived in the domain of education, skills and training which measures the lack of attainment and skills in the local population. The District falls just outside the most deprived 10% of local authority districts nationally for this domain.<sup>16</sup> GCSE attainment in the District is typically below the national average. In 2019 31.6% of students in Cannock Chase achieved grade 5 or above in English and Mathematics which was below the Staffordshire (36.9%), West Midlands (40%) and England (43.2%) averages. Across the District, rates for this level of attainment range from 17.5% in Cannock North to 46.5% in Hagley.<sup>17</sup> In terms of qualifications among the working-age population, estimates indicate that the proportion of residents aged 16-64 qualified to NVQ Level 4 and above saw an increase to 34.3% in 2019 and is slightly above the Regional average. However, the proportion of residents employed in jobs associated with higher skills-levels and earnings are estimated to have fallen in 2019-2020. 37.2% of residents were estimated to be working in managerial and professional occupations in the period July 2019 to June 2020, below the regional and national averages.<sup>18</sup>

#### Community Deprivation

In the Indices of Deprivation 2019 Cannock Chase is ranked overall as the 126th most deprived local authority district in England. The District is the second most deprived in Staffordshire after Tamworth which is ranked 125, with Cannock Chase ranked as 13th most deprived local authority District in the West Midlands Region.<sup>19</sup>

Such deprivation can be attributed to the legacy of industrial decline in the District reducing access to employment, but can also be related to the need for appropriate social infrastructure.

In 2019 around 17.2% of children aged 0-15 were estimated to be living in income deprived families, although this ranged from 8.2% in Hawks Green to 30.2% in Cannock North.<sup>20</sup>

<sup>14</sup> CCDC Leisure Services

<sup>15</sup> Centre for Thriving Places, Thriving Places Index, 2020.

<sup>16</sup> Ministry of Housing, Communities & Local Government, The English Indices of Deprivation 2019 (IoD2019) Statistical Release (September 2019).

<sup>17</sup> Staffordshire County Council, Children's Joint Strategic Needs Assessment: District and Ward Data Matrices (March 2020).

<sup>18</sup> Office for National Statistics via NOMIS Labour Market Profile for Cannock Chase

<sup>19</sup> Ministry of Housing, Communities & Local Government, The English Indices of Deprivation 2019 (IoD2019) Statistical Release (September 2019).

<sup>20</sup> Staffordshire County Council, Children's Joint Strategic Needs Assessment: District and Ward Data Matrices (March 2020).

### 3. The District Context

The median gross weekly pay for full time workers living in the District was £517.10 in 2020 which was below both the regional (£551.70) and Great Britain (£587.10) averages.<sup>21</sup>

#### Crime

Restrictions imposed as part of the government approach to controlling the Coronavirus pandemic have resulted in significant reductions in recorded crime and disorder from mid-March 2020 onwards<sup>22</sup>. This is particularly the case with regards to crime, disorder and ASB taking place in public places. Since Coronavirus restrictions have been lifted, 2021/22 crime figures show a significant increase.

The data for the period from April 2019 to March 2020 has shown limited significant change in most types of crime since the last assessment. Across all major crime types, levels of crime in Cannock Chase overall are statistically similar to England & Wales.

The most significant increase locally has been in recorded Stalking and Harassment offences (+19%), however this is in line with CSP areas across England & Wales (+21%).

There is growing concern that the wider impact of COVID-19 will result in considerable increases in demand relating to all major vulnerabilities (alcohol, drug and substance misuse, mental health, safeguarding). Fraud is of increased and growing concern in Staffordshire and Stoke-on-Trent, especially online fraud. Monthly Fraud incidents picked up by the National Fraud Intelligence Bureau (NFIB) increased significantly following the first UK lockdown in March 2020 and are expected to remain high into 2021.

#### Housing

The 2014-based household projections indicate an increase from 42,828 households (2018) to 47,102 households (2039), and these are the ones the Government has chosen to utilise for its draft standard housing methodology which indicates a housing requirement of 259 dwellings per annum (2018-2039) for the District.

From a detailed analysis of the market undertaken in 2019 the Cannock Chase Local Housing Needs Assessment identified a net annual need of 105<sup>23</sup> dwellings per year, over the 20-year period 2018-38. The study shows there will be a need for around 4% of new homes to be for nursing homes and other residential institutions. It also shows that for the types of dwellings the majority of the need is for smaller dwellings suited to younger people and small households (12% one bed and 64% two bed), whilst larger properties for families and bigger households account for (16% 3 bed and 8% 4+ bed).

Furthermore, there is a significant housing shortfall to the year 2036 across the Greater Birmingham and Black County Housing Market Area, and as one of the fourteen authorities in this area<sup>24</sup>, Cannock Chase Council will need to play a role in helping to address this.

#### Employment

The local economic base has developed and diversified significantly from the mining heritage of the last century with expansion of the tourism sector and growth arising from

<sup>21</sup> Office for National Statistics via NOMIS Labour Market Profile for Cannock Chase

<sup>22</sup> Staffordshire Commissioner and CCDC Community Safety Strategic Assessment – Cannock Chase 2020

<sup>23</sup> For the 18 year period 2018-36 in the main body of the report, the annual need is calculated as 110 affordable dwellings per year, of which 11% one bed, 65% two bed, 16% 3 bed and 8% 4+ bed

<sup>24</sup> Local Authority areas: Birmingham, Bromsgrove, Cannock Chase, Dudley, Lichfield, North Warwickshire, Redditch, Sandwell, Solihull, South Staffordshire, Stratford upon Avon, Tamworth, Walsall and Wolverhampton.

### 3. The District Context

businesses locating near the strategic M6 Toll/A5 corridor. The District now has a more diverse employment structure with 46.7% of District residents aged 16+ estimated to be employed in Group 1-3 occupations (including Managers, Directors, Professional, Associate Professional and Technical occupations) in 2022. This accords with the West Midlands (46.6%) but is below the average for Great Britain (49.7%) , the proportion of residents estimated to be working in administrative and skilled trades occupations was above both regional and national averages during 2021/22.<sup>25</sup>

Four business industry sectors in Cannock Chase provided relatively high proportions of GVA (Gross Value Added) and employee jobs within the District during 2018-2019: Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles, Construction, Transportation and Storage and Manufacturing. The proportion of employee jobs in Human Health and Social Work Activities also saw an increase during this period. 21.1% of business enterprises in the District were in the Construction industry in 2020.<sup>26</sup>

The rate of working-age people in employment in Cannock Chase is typically above the regional and national averages, with the District ranked as 'high' above the England average for Employment in the Thriving Places Index 2020.<sup>27</sup> In March 2022, 3.4% of District residents (16–64 years) were claiming out of work benefits, a rate below both the West Midlands (5.2%) and England (4.1%) averages. Whilst 83.9% of economically active residents aged 16-64 were estimated to be in employment between January and December 2021, the Coronavirus pandemic and UK Government Lockdown has caused an increase in the rate of claims for out of work benefits in Cannock Chase, particularly among young people where the figure for 18-24 years old claiming out of work benefits rose to 10.4%, which was considerably higher than the national and regional average. Covid-19 has had a considerable impact on the UK economy. During lockdown the economy suffered an unprecedented contraction and employment fell significantly. Consumer demand suffered given social distancing and low confidence, leading to a big drop in social consumption, especially for recreation, leisure and travel. The economy is recovering.

#### Town Centres and Shopping

In the first half of 2020 there was a net loss of 7,834 stores across Great Britain compared with a 3,647 stores loss over the equivalent period in 2019 and 4,402 in 2018. Closures increased by 21% from 2019-2020 with 31,139 shops closing. The comparison goods sector declined the highest in H1 (January to June) 2020 with a net loss of 4,975 units. Independent businesses have been more resilient than national multiples in H1 of 2020 with the decline lower across all four sectors. This, together with consumers doing more of their shopping online, which has been compounded by Covid-19, has resulted in a large number of retailers restructuring or going into administration.

Vacancy rates in town centres have been increasing since 2017 from 11% to 13%. The vacancy rate for both retail and leisure is forecast to increase further with retail anticipated to see a higher increase. The increase in vacancies was already apparent before the Covid-19 with the pandemic accelerating the level.

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<sup>26</sup> Office for National Statistics via NOMIS Labour Market Profile for Cannock Chase; Office for National Statistics UK Business Activity, Size and Location (October 2020).

<sup>27</sup> Centre for Thriving Places, Thriving Places Index, 2020.



### 3. The District Context

Cannock Town Centre is ranked 508 against other town centres and retail parks for 2016/17. The data also shows that Rugeley is at rank 608 and Hednesford is ranked 2,815. All three Town Centres have registered a lower ranking since the previous 2014/15 analysis reflecting both a decline in the number of 'multiple retailers' (anchor stores and fashion operators) and the relative smaller settlement size on a national register of retail centres.<sup>28</sup> Cannock represents the largest town within the District's retail hierarchy and is suitable for larger scale retail and leisure developments. A Town Centre Prospectus has been published to attract new investment into Cannock, supported by the successful Levelling Up Fund Bid and improvements have been made recently to improve the public realm. Hednesford town centre has undergone significant regeneration to deliver an improved retail and leisure offer for the area, as well as other public realm improvements e.g. at Hednesford Park. Rugeley town centre has also attracted investment in terms of new retail food stores, improvements to the public realm and a flood alleviation scheme which will enable further redevelopment projects to be taken forward. All three Town Centres will require continued investment in what is currently a challenging and rapidly changing retail market. There continue to be a number of local centres which serve local daily shopping needs in and around the District. A new retail designer outlet village opened at Mill Green (just outside Cannock town centre boundary) in 2021.

#### Transport and Infrastructure

The District is located at a strategic road/rail transport crossroads between the North West and South East via the M6T/M6 and West Coast Main Line railway and East-West A5/M54 corridor, and the West Midlands and wider Staffordshire. A new M6-M54 link road is due to open by 2025<sup>29</sup> and there is a long term aspiration to upgrade the A5 Trunk Road to 'Expressway' status. Rugeley benefits from the Rugeley Eastern Bypass and direct rail services to London on the West Coast Main Line.

The Rugeley-Hednesford-Cannock-Walsall-Birmingham, 'Chase Line' rail service continues to grow in its popularity and the three stations at Cannock, Hednesford and Rugeley Town carry over 700,000 passengers' per year. The Chase Line electrification and line speed improvements completed in May 2019 have enabled the introduction of faster, longer and more frequent services, including two trains per hour throughout the day to Birmingham, and new direct services to the NEC/Birmingham Airport.

The Council is also actively involved in the innovative Chase Line 'Stations Alliance', with the West Midlands Rail Executive, Staffordshire County Council (SCCREP), LEPs, Network Rail and West Midlands Trains (the new West Midlands franchise operator). Cannock station in particular is the focus of attention for a major upgrade, in view of its close proximity to the £160m West Midlands Designer Outlet at Mill Green which will attract 3-4 million visitors per annum. COVID -19 impacted the levels of footfall and in 2018/19 these were 500,000. Rail services have seen significant improvements and strong growth in passenger numbers leading to continued investment in infrastructure. There is the expectation that footfall levels are expected to grow with the return of passengers to the railway and building back better.

Rugeley has also benefited due to its position on the West Coast Main Line (WCML) including the introduction of hourly services to Crewe, Stafford, Milton Keynes and London. The High Speed 2 (HS2) railway from London to Crewe will not run through the District. Rail services have seen significant improvements to Birmingham, London and the north

<sup>28</sup>Venuescore UK Shopping Venue Rankings (Javelin Group) 2016-17 (also referenced in the 2021 Retail Study)

<sup>29</sup> Highways England M54 to M6 Link Road

### 3. The District Context

west The off-peak Chase Line service frequency to Birmingham has been increased, while the electrification and line speed increase schemes have been completed, including the introduction of longer, faster services to Birmingham with direct services to Birmingham International (Airport/NEC).

While there is a good core urban and inter urban bus service network from Cannock to Wolverhampton, Stafford, Lichfield, Walsall and Wolverhampton and from Rugeley to Stafford and Lichfield, these are not immune from the national trend in falling passenger numbers. Parts of the district have seen reduced levels or even loss of their bus services and are now more isolated, especially away from the main commuter routes. Social isolation is an issue for many who do not have access to cars. County Council budget cutbacks have led to the loss of evening services and there are no longer any Sunday bus services. A new bus operator has taken over bus services operating from Cannock bus depot, which run most of the local bus routes.

In terms of the road network the A5/M6T/A460/A34 Churchbridge Junction only has a design life to 2020 and much of the A5 in the District is also designated as an Air Quality Management Area, as is the area around Five Ways junction in Heath Hayes. Congestion along the A5 has been cited as an issue for road freight and the reliability of journey times, and there is an A5 Partnership which meets to address issues in this regard.

The historical development of the District has provided a wealth of canal network assets which provide connections to neighbouring areas and potentially offer opportunities for improved linkages including cycling and walking, contributing to sustainable communities and providing a wealth of other benefits (e.g. tourism, health and wellbeing, green infrastructure and biodiversity). Ongoing initiatives by the Lichfield and Hatherton Canals Restoration Trust, propose the phased restoration of the Hatherton Canal, partly on a new alignment.

#### Environment

The District comprises land rising from the low lying, largely urbanised areas in the south-west and Green Belt area around Norton Canes in the south-east to the higher plateaux within the Cannock Chase AONB. These plateaux then fall to the wide valley of the River Trent with the urban area of Rugeley and Brereton bordered by Green Belt in the north. Cannock Chase AONB provides a strategic area of accessible countryside with conservation, recreation, economic and tourism benefits. The Green Belt is also important for recreation, maintaining the District's character and its wildlife and safeguarding the wider open countryside. The District supports two Special Areas of Conservation, Sites of Special Scientific Interest, Ancient Woodland, local Sites of Biological Interest, Local Nature Reserves and a Local Geological Site. However, some elements of the District's biodiversity assets are at potential risk of decline due to development and recreational pressures unless appropriate mitigation measures are put in place<sup>30</sup>. This natural environment gives the District a valuable semi-rural landscape, which combined with the historical influence of human activities results in a distinctive landscape character.

The District's medieval origins, mining legacy and industrial/agricultural heritage provide a wealth of valuable assets, which contribute to this distinctive character and provide a range of recreation and tourism benefits. There are 8 Conservation Areas within the District (primarily focused around Rugeley), a large number of listed buildings and several Scheduled Monuments. There are also a range of non-designated heritage assets including archaeological features of interest, potential sites of national importance related

<sup>30</sup> CCDC Appropriate Assessments (2009 onwards) AND Cannock Chase SAC Guidance to Mitigate (2017)

### 3. The District Context

to military activities and locally significant historic farmsteads. The canal network represents a key heritage asset that can contribute towards the natural and built environment including opportunities for heritage-led regeneration and high quality design. The central landscape areas of the District are in a fairly good and strong condition overall and are of high sensitivity to change; those in the weakest and poorest condition are primarily at southern and eastern parts (around Norton Canes), mainly due to the extent of change in this area; although some parts are still sensitive to further change<sup>31</sup>

In addition, the District's mining legacy has resulted in a variety of issues and constraints. Surface hazards, such as mine entries and fissures, are present throughout the District and rising mine water is an issue that The Coal Authority is monitoring due to its potential pollution and flooding effects. Southern parts of the District are still classified as potential mineral resource areas for coal. Central and northern parts of the District are also classified as having potential mineral resources (sand and gravel).<sup>32</sup>

#### Green Belt

Given that 60% of the District is designated Green Belt, it is a key feature of the District's overall character. It provides a range of multifunctional benefits (as outlined above) and serves to maintain the openness of the rural-urban fringe (with the West Midlands conurbation) as well as the District's separate urban areas and their identities. A Green Belt study (2016) provides an overview of the current condition of the Districts' Green Belt (in terms of how it performs against the nationally defined purposes of Green Belt) and a more detailed Green Belt<sup>33</sup> study has been undertaken to inform the preparation of the Plan.

#### Climate Change

Cannock Chase Council has declared a Climate Change Emergency with a target date for achieving Net Zero by 2030.

The impacts associated with climate change risks are already being felt. Local, regional, national and global trends for climate change will rise in line with emissions that have already been released to the atmosphere, exacerbating the hazards that occur naturally, and magnifying the impacts experienced. Policies should therefore seek to ensure that developments are 'resilient' to climate change risks and the influence that a high-emission projection scenario could have.<sup>34</sup>

Safeguarding against future climate impacts is a cross-cutting issue and should be integrated with approaches to achieve a pathway towards low and zero carbon. This may include measures such as requiring on-site renewable energy generation, diversifying transportation links and ensuring development allocations are designed to be resilient to chronic and acute climate change impacts such flooding and biodiversity migration.

#### Key Issues

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

- Levels of crime, and perceptions of crime, remain a concern;
- Low standards of health and educational attainment require improvement;

<sup>31</sup> Landscape Character Assessment for Cannock Chase District (2016) and Addendum (2017)

<sup>32</sup> Staffordshire County Council Minerals Local Plan (2017)

<sup>33</sup> Cannock Chase Green Belt Harm Assessment (2020)

<sup>34</sup> SCC Climate Change Adaptation and Mitigation Report (October 2020)

### 3. The District Context

- Future housing needs, particularly affordable housing requirements, have to be met including a contribution to the shortfall across the wider housing market area;
- Economic growth and regeneration needs have to be met and access to employment opportunities and local labour skills require improvement and resilience;
- The natural and built environment (inclusive of indoor, built and outdoor sports) should be planned effectively to encourage opportunities for healthy and active lifestyles amongst all sections of the community.
- Educational provision will need to be provided for including school expansions or new provision where applicable
- Provision of comprehensive transport networks need to be better supported to help reduce social exclusion and unsustainable development impacts;
- The town centres need to adapt and increase their competitiveness to maintain local shopping provision, be responsive to changing consumer needs and the role and function of centres, maximise opportunity, reverse decline and contribute to regeneration;
- The highly valuable and sensitive natural environment, historic environment and landscape character, green linkages and the canal network need to be protected and enhanced whilst meeting demands and providing opportunities for housing, recreation and economic activity including heritage-led regeneration;
- The natural and built environment including indoor, built and outdoor facilities and including the role of green infrastructure, the canal networks and linked cycleways and walkways should be planned effectively to encourage opportunities for healthy and active lifestyles amongst all sections of the community
- Potential challenges posed by the need to respond to climate change need to be tackled e.g. alternative forms of energy supply, addressing flood risk, helping local wildlife to adapt, along with wider sustainable development concerns. For example, air and water quality concerns as well as more specific local issues (such as those related to minerals and the coal mining legacy).

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

#### **Cannock/Hednesford/Heath Hayes**

- These areas are described together as they form a continuous urban area. The combined population is 65,423, 67% of the District total (2011 Census).
- Housing provision is a mix of age, size and tenure. There have been a number of Council-led programmes to regenerate public housing estates which were of poor quality, being constructed from defective pre-cast reinforced concrete.
- The urban area, particularly Cannock, provides the majority of employment opportunities for the District with particular concentrations along the A5/M6 Toll corridor, which links into the neighbouring West Midlands conurbation.
- Rail services have seen significant improvements and strong growth in passenger numbers leading to continued investment in infrastructure. Parts of the District have seen reduced levels or even loss of their bus services and are now more isolated, especially away from the main commuter routes. Social isolation is an issue for many people who do not have access to cars.

### 3. The District Context

- Health provision has traditionally been via small doctors' surgeries across the area, with more recent investment in larger health centres to serve growing populations and to help retain specialist staff. There are several schools to serve both primary and secondary age pupils along with a number of community facilities, including Chase Leisure Centre.
- The area is served by a series of major open recreational spaces e.g. Hednesford Hills, a designated SSSI<sup>35</sup>, and major parks at Cannock, Hednesford and Heath Hayes. Improvements to the quality of play areas/hubs have occurred including at Cannock Stadium and ongoing maintenance/improvements to the District's parks which have achieved 'Green Flag' status.<sup>36</sup> However, some residential areas do not have good access to children's play facilities. Indoor leisure provision has been improved through modernisation works at the Chase Leisure Centre.
- Since the sixteenth century, coal extraction has had a major impact on the landscape character, resulting in extensive industrialisation. Cannock Town Centre Conservation Area, with its listed buildings, requires management and investment to enhance its character whilst North Street, Bridgtown Conservation Area, illustrative of the area's growth during the late Victorian period, has benefited from investment and major enhancements.

Hednesford Town Council produced a Neighbourhood Plan (adopted in 2018) which sets out local issues and aspirations in more detail including a particular focus upon local regeneration and the town centre area.

#### Rugeley & Brereton

- The combined population of 24,650 is 25% of the district total (2011 Census).
- The former Rugeley power station site continues to be prepared for development and will provide a major change to Rugeley and Brereton and a significant contribution to the growth in the district.
- Rugeley town centre has had limited new investment since the mid-1980s and is in continued need of regeneration. However, more recent investment in the form of a new supermarket, public realm enhancements and a flood alleviation scheme have brought about new opportunities and improvements to the town. The Towers Business Park (developed on the former Lea Hall Colliery site) home to major companies, such as Amazon. The now well-established Eastern Bypass also provides links to nearby employment opportunities. However, some issues of out commuting and lack of access to local high quality employment opportunities remain.
- Rail services have seen significant improvements to Birmingham, London and the north-west. The off-peak Chase Line service frequency to Birmingham has been increased, while the electrification and line speed increase schemes have been completed, including the introduction of longer, faster services to Birmingham with direct services to Birmingham International (Airport/NEC).
- Bus services have followed the national trend of gradual decline in passengers and a diminishing network. County Council budget cutbacks and the resulting reduced operating hours at Cannock bus depot have led to the withdrawal of evening services and the removal of Sunday bus services in the District.

<sup>35</sup> Included as part of the Chasewater and the Southern Staffordshire Coalfield Heaths SSSI

<sup>36</sup> CCDC Authority Monitoring Report 2016/17

### 3. The District Context

- Apart from the Victorian residential streets around Rugeley Town Centre, the historic core of Brereton village and areas of north-west Ravenhill most housing is post 1945 with several estates of public housing including the former National Coal Board Pear Tree estate, which has environmental and infrastructure problems.
- There are two health centres, 9 primary schools, and 1 secondary school. A new school will be provided on the Rugeley Power Station site with additional health infrastructure provided in the area to serve the new housing developments. There are also a number of community facilities including Rugeley Leisure Centre and swimming pool. Despite being adjacent to the AONB, there is a lack of alternative recreational sites and deficiencies in access to play areas.
- There is a wealth of historic natural and built assets in the area e.g. 6 Conservation Areas in and around Rugeley Town Centre, along the Trent and Mersey Canal and at Main Road, Brereton. Rugeley's position alongside the strategic River Trent corridor has resulted in its development since early Domesday records and the layout of the town pattern is largely unchanged from the sixteenth century

#### Norton Canes

- The population of 7,479 is almost 8% of the District total (2011 Census). Originating as a mining village it expanded to include estates of public and private housing during the 1960/70s. There have been more recent expansions in the form of housing developments to the south-east of the urban area (at the former Greyhound Stadium) and there is a large housing development under construction to the south of the urban area (450 homes). There are 2 primary schools, a secondary school, library and community centre together with a limited range of local shops. A modern health centre opened in 2007 and three GP surgeries operate from this, however concerns about local capacity have been raised (noting that there are cross boundary linkages with Great Wyrley in South Staffordshire in terms of the local catchment). The village centre is accessible by bus, but some peripheral areas of Norton Canes have lost their services, and there are no Sunday bus services.
- Access to recreational sites in the area is relatively good, particularly given the proximity to the Chasewater Country Park (in Lichfield District). Access to indoor leisure facilities is mainly outside the settlement at Cannock, Burntwood or Walsall.

#### The Rural Areas

The Cannock Chase AONB contains one of the largest areas of readily accessible recreational land in the West Midlands, being a statutory designation under the Countryside and Rights of Way Act 2000. It is a significant asset for nearby communities as well as comprising important heathland areas covered by the European designated Special Area of Conservation (SAC). The landscape is dominated by forestry plantations, however within the AONB and around its fringes there have been, and continue to be, a number of influences on its landscape and heritage e.g. hunting and military activities, mining, agriculture, equestrian activity and recreation. Modern-day activities require careful management in view of the areas sensitivities.

- Slitting Mill, Prospect Village and Cannock Wood village are all situated in the northern area outside the Green Belt. All have village halls; however Prospect Village and Slitting Mill have no shops or schools. Cannock Wood has access to a local primary school (in Lichfield District) and shop. Prospect Village, Rawnsley and Hazel Slade have a daytime and Saturday bus service to destinations such as Cannock, Hednesford, Burntwood and Lichfield. Slitting Mill and Cannock Wood

### 3. The District Context

have no timetabled bus service. Access to public transport and the potential for social isolation is now an issue.

- The rural area south of the M6 Toll contains the hamlet of Little Wyrley, scattered dwellings and farms, commercial developments at Watling Street, Lime Lane and a completed landfill site at the former Grove Colliery. It also contains the Cannock Extension Canal Special Area of Conservation (SAC). This area contains some of the most intact rural landscape character in the District, particularly south of the A5.
- The rural areas, by their largely undeveloped nature, have a unique character by virtue of the surviving historic farmsteads and field patterns, largely from the 18th and 19<sup>th</sup> centuries. However the District also retains a wealth of late medieval and early post medieval industrial sites including glass working, mining and metal working. Such sites throughout the West Midlands represent the first stirrings of what was to become the Industrial Revolution during the 19th Century, though by this time much of the industrial focus had moved away from the District. These assets are sensitive to development pressures and require careful consideration.

## 4. How the Local Plan fits within the Wider Context

### Cannock Chase Councils' Corporate Plan

- 4.1 The Council's Corporate Plan covers the period 2022 to 2026. This states the Councils vision:
- Ambition is at the heart of the plan
  - Want local residents to be proud to call Cannock Chase home
  - Rejuvenated town centres, local businesses that are supported and an environment where entrepreneurship is encouraged
  - Working together with partnerships, town and parish councils and community groups to achieve this ambition.
  - Empowered residents encouraged to lead healthy and independent lives.
  - A local environment that is protected, preserved, and enhanced for future generations.
  - Forward-thinking Council, making best use of our assets, living within our means, and ensuring we are accountable for our decisions.

### 4 Priorities for 2022-2026

- Economic Prosperity
  - Health & Wellbeing
  - The Community
  - Responsible Council
- 4.2 In terms of Promoting Prosperity there are five key aims 'To reinvigorate the economy and create a District that thrives':
- Attract investment to develop the District's economy.
  - Encourage entrepreneurship, promote apprenticeships, and support business.
  - Attract modern, green, and skilled industries and create jobs.
  - Rejuvenate our town centres.
  - Support the development of our visitor economy.
- 4.3 For Community Wellbeing there are four key aims:
- Provide opportunities for residents to lead healthy and active lifestyles and recognise the importance of mental health and wellbeing.
  - Embed health and wellbeing into all of our policies and everything that we do.
  - Work with partners to address health inequalities across the District.
  - Support residents that need our help.
- 4.4 The new Local Plan will therefore need to help the Council to achieve its vision .
- 4.5 The geography of the West Midlands is complex and Cannock Chase Council is involved in a range of different partnerships and groups formed under the Duty to Co-operate delivering a range of different functions. Some key ones include:



## 4. How the Local Plan fits within the Wider Context

- The Greater Birmingham and Solihull Local Economic Partnership (LEP)<sup>37</sup>
- Staffordshire and Stoke LEP<sup>38</sup>
- The West Midlands Combined Authority<sup>39</sup>
- The 14 authorities comprising the Greater Birmingham and Black Country Housing Market Area<sup>40</sup>
- The Cannock Chase AONB Partnership<sup>41</sup>; and
- The Cannock Chase Special Area of Conservation Partnership (SAC)<sup>42</sup>

4.6 The Council will need to ensure that the new Local Plan helps these (and other) partnerships to deliver their ambitions and obligations. As the Local Plan develops we will need to ensure that the plan links to a range of strategies and plans, for example:

- The Government's Industrial Strategy
- The Government's 25 Year Environment Plan
- The West Midlands Engine Growth Strategy and Midlands Connect Strategy
- Strategic Economic Plans
- The West Midlands Combined Authority Spatial Investment and Delivery Plan
- DfT Gear Change: A bold vision for cycling and walking, July 2020
- Statutory Cycling and Walking Investment Strategy (CWIS), 2017
- Staffordshire Local Cycling and Walking Infrastructure Plan 2021
- Cannock Chase Integrated Transport Strategy (to be reviewed)
- Various environmental strategies and management plans; and
- Infrastructure and delivery strategies (these can cover a range of issues such as utilities, health, education, community infrastructure and so on)

4.7 New evidence since the publication of the preferred options includes:

- Climate Change Adaptation and Mitigation Action plan Staffordshire County Council (AECOM 2022).
- Cannock Chase Retail & Town Centre Uses Study Update (2022)
- Development Capacity Study (2022)
- Open Space Assessment (2022)

<sup>37</sup> Local Authority areas: Birmingham, East Staffordshire, Lichfield, Tamworth, Bromsgrove, Cannock Chase, Redditch, Solihull, Wyre Forest

<sup>38</sup> Staffordshire and Stoke, list of partners at <https://www.stokestaffslep.org.uk/about-us/our-people-partners/>

<sup>39</sup> Constituent local authorities: Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall, Wolverhampton. Non constituent local authorities: Cannock Chase, North Warwickshire, Nuneaton & Bedworth, Redditch, Rugby, Shropshire, Stratford-upon-Avon, Tamworth, Telford & Wrekin

<sup>40</sup> Local Authority areas: Birmingham, Bromsgrove, Cannock Chase, Dudley, Lichfield, North Warwickshire, Redditch, Sandwell, Solihull, South Staffordshire, Stratford upon Avon, Tamworth, Walsall and Wolverhampton.

<sup>41</sup> Local Authorities involved: Cannock Chase, Lichfield, Stafford, South Staffordshire; Staffordshire County Council also working with a range of other organisations

<sup>42</sup> Local authorities: Cannock Chase, East Staffordshire, Lichfield, South Staffordshire, Stafford, Staffordshire County Council, Walsall, Wolverhampton also with a range of other organisations

## 4. How the Local Plan fits within the Wider Context

- Viability Assessment (2022)
- Five Ways transport Modelling and Air Quality Impact 2022
- Cannock Chase Memorandum of Understanding 2022

4.8 The Council will also need to work with neighbouring authorities on a range of strategic issues as well as a number of organisations who are listed in the National Planning Policy Framework as prescribed bodies under the statutory Duty to Co-operate. These are:

- Local Planning Authorities
- County Councils
- Local Enterprise Partnerships
- Environment Agency
- Historic England
- Natural England
- Civil Aviation Authority
- Homes England
- Integrated Care Systems/Integrated Care Board
- Office of Rail and Road
- Local Integrated Transport Authority
- Highways Authorities
- Local Nature Partnerships

4.9 The NPPF requires that Statements of Common Ground will need to be prepared to demonstrate how the Duty to Co-operate has been met. We will also need to be able to demonstrate how we are preparing the plan in the context of the most appropriate functional geographical/market areas for housing and the economy.

4.10 We had already identified the following cross boundary issues:

### Housing Land Need

Discussions will continue with our Duty to Co-operate partners to ascertain potential assistance to meet Cannock's housing need and ongoing dialogue in relation to the wider Housing Market Area shortfall.

### Cannock Chase SAC

Policies are necessary to carefully balance recreational uses and control development in order to protect these areas from any negative impacts.

### Cannock Chase AONB

Cannock Chase Area of Outstanding Natural Beauty (AONB) is a high value protected landscape that benefits from protection against most forms of development in order to preserve the views into and across the heathland and forest habitats.

## 4. How the Local Plan fits within the Wider Context

### Gypsy and Traveller Need

We will continue to ascertain potential assistance to meet the need arising in Cannock District and address the shortfall in the accommodation need of this community in our neighbouring authorities.

### Employment Land Need

Discussions will continue with our Duty to Co-operate partners to ascertain potential assistance to meet unidentified need for employment land within the authorities which share our functional economic market area.

## 5. Local Plan Vision & Objectives

### STRATEGIC OBJECTIVES

#### **Strategic Objective 1:**

To deliver high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe by:

- Protecting, conserving and enhancing the District's historic environment, and sustaining local character and distinctiveness by managing designated and non-designated heritage assets and their townscape and landscape settings;
- Retaining and enhancing the distinct and separate character of the District's settlements and protecting and enhancing the quality of the built environment by ensuring that new development is designed to provide the highest quality of built form and public realm which will enhance the District's distinctive heritage and natural assets; and
- Creating places that are safe, inclusive and accessible which deter crime and reduce the fear of crime.

#### **Strategic Objective 2:**

To create community facilities and healthy living opportunities across the District by:

- Ensuring the adequate provision of community facilities in accessible locations
- Safeguarding the health and the amenity of local communities.
- Providing open space, sports and recreational buildings and land, including playing fields
- Providing opportunities for allotments and local food growing
- Providing healthy living opportunities and increasing physical activity in everyday lives.

#### **Strategic Objective 3:**

To deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home which meets their needs by:

- Facilitating sustainable housing provision for this plan period and the next;
- Delivering sufficient housing to meet the District's own need and an appropriate and sustainable contribution to the wider housing market area shortfall where justified in adopted plans;
- Helping meet local need for affordable dwellings;
- Providing housing choices for an ageing population;
- Catering for the needs of different groups in the community.

#### **Strategic Objective 4:**

To encourage a vibrant local economy and workforce by:

- Championing clean growth principles to support a highly productive, clean and resilient economy;
- Safeguarding existing employment areas for employment uses;
- Providing employment opportunities in locations which best respond to market demands and which will attract inward investment;

## 5. Local Plan Vision & Objectives

- Ensuring that business locations and centres are accessible by public transport from all areas of the District, reducing travel needs where possible;
- Supporting the development of town centres as hubs for commercial uses such as offices, leisure and culture uses, residential opportunities and community activities;
- Providing a range of sizes and types of employment sites to meet modern business needs;
- Supporting sustainable tourism and the rural economy, balanced with the protection of the AONB and the District's two SACs;
- Ensuring the land based economies of the District, including agriculture and forestry, can continue to operate, diversify and prosper;
- Encouraging the development of Live Work units;
- Providing for local employment and the development of skills.

### Strategic Objective: 5

To support the provision of sustainable transport and communications infrastructure by:

Managing the need to travel by:

- Providing for major new development in accessible locations that can provide access for all sections of the community to work, shopping, health, education, leisure, green space and other facilities.
- Clustering the development of services and facilities in locations that can provide convenient access to all sections of the community.
- Ensuring major new developments provide for safe pedestrian and cycle movement within the scheme and to neighbouring areas, and are designed to accommodate high quality public transport services.
- Supporting the installation of high quality and resilient digital communication technologies to facilitate business development and remote working.

Supporting low carbon transport systems:

- Supporting the provision of electric vehicle charging points, and other infrastructure that may be required for alternative low and zero carbon transport options, including hydrogen vehicles.
- Supporting changes to the road network where they are related to the reduction of environmental impacts and the enhancement of public transport.
- Supporting sustainable freight distribution by road and rail.

Maintaining and improving the transport system:

- Achieving improvements to walking and cycling routes (so they are coherent, direct, safe, comfortable and attractive) and supporting increased use of the canal network and towpaths as part of the integrated transport network.
- Securing the continued development of the Chase Line rail services, facilities and infrastructure as the preferred means of transport.
- Safeguarding land that is required for sustainable transport schemes, including road, rail, cycle ways and footpaths.
- Supporting the safe and efficient use of the highway network through traffic management schemes.

## 5. Local Plan Vision & Objectives

- Establishing standards for the provision of car and lorry parking.

### Strategic Objective 6:

To create attractive Town and Local Centres by:

- Enhancing the Town, and Local Centres in order to protect and improve their vitality and viability;
- Maintaining a hierarchy of Town and Local Centres;
- Supporting growth of shops, offices, business, education, leisure, arts, cultural and tourism in Town Centres, and improving access to employment and housing in order to achieve Town Centres with good vitality and viability;
- Supporting the development of Town Centres as hubs for comparison goods shopping, leisure and culture uses, residential opportunities and health and community activities;
- Supporting the development of Local Centres mainly for local food shopping and local services; and
- Supporting the direction of new investment to the Town, and Local Centres via a range of means as most appropriate to the local context.

### Strategic Objective 7:

To protect and enhance the natural environment development will:

- Minimise impacts on, and provide net gains for, biodiversity, including by conserving, expanding and linking natural habitats through habitat creation and improvement to ensure they are robust, establishing coherent ecological networks of sites that provides wildlife with the opportunity to prosper;
- Protect, conserve and enhance the District's natural environment assets, valued landscape and townscape, sites of biodiversity or geological value and soils. The highest degree of protection will be given to the protected landscapes of the Cannock Chase Area of Outstanding Natural Beauty and the Green Belt; and
- Avoid any harmful impacts on the integrity of the Cannock Chase Special Area of Conservation (SAC) and the Cannock Extension Canal Special Area of Conservation (SAC).

### Strategic Objective 8:

To support a greener future, development will:

- Increase production of low and zero carbon energy and heat;
- Promote sustainable building design, site layout, construction materials and increase Low and Zero Carbon development;
- Offset and mitigate any carbon emissions that cannot be avoided;
- Reduce the risk of flooding, manage surface water and drainage, maximise flood protection and manage the effects of flooding;
- Avoid air, water, soil, noise and light pollution;
- Ensure development makes efficient use of previously developed land and buildings;
- Safeguard potential mineral reserves;

## 5. Local Plan Vision & Objectives

- Minimise waste: and,
- Encourage and facilitate the use of sustainable modes of transport.

### **SPATIAL PRIORITIES**

- 5.1 **Cannock Chase District will meet the development needs arising from the district, plan for our future needs and provide a contribution towards the Housing Market Area shortfall. To meet these needs development will focus on:**
- **Re-using of brownfield land**
  - **Supporting existing settlements and characteristics**
  - **Assisting in the rejuvenation of town centres**
  - **Ensuring infrastructure delivery to support growth**
  - **Safeguarding natural and historic assets**
  - **Assisting in the delivery of the Council's ambition to be net zero carbon by 2030, ahead of the Government's target date of 2050.**

### **Introduction**

- 5.2 Cannock Chase District has experienced significant growth in recent years by capitalising on its location and accessibility, as well the backdrop of Cannock Chase Area of Outstanding Natural Beauty, that together provide an attractive environment for residential and commercial development. Investment in commercial and industrial development has boosted the local economy at a rate that has exceeded local and national trends, and this has been enhanced by a consistent housebuilding programme.
- 5.3 The Spatial Strategy provides the context for the future growth of Cannock Chase District and how the spatial priorities will be delivered over the lifetime of the Local Plan. It sets out the approach to the delivery of sustainable development by assessing the economic, environmental and social impacts of development and growth in the District.
- 5.4 The Local Plan sets out the amount of development that will be delivered up to 2039, as well as policies to support delivery - through supporting infrastructure including affordable and specialist housing, the protection of environmental and historic assets, climate change adaptation and mitigation etc.
- 5.5 Cannock Chase District is situated in southern part of the County of Staffordshire and is the second smallest authority in terms of land area. It is comprised of large areas of Green Belt and Area of Outstanding Natural Beauty (AONB) which together account for over 60% of the district. Cannock Chase District's population is concentrated in the existing settlements of Cannock/Hednesford/Heath Hayes, Norton Canes, and Rugeley /Brereton which are the most sustainable development locations in the District.

### **National Policy Context**

- 5.6 The achievement of sustainable development is a core principle at the heart of the plan making system. NPPF Chapter 2 - Achieving Sustainable Development states that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). Within this objective lie '...three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways...' these are economic objectives, social objectives and environmental objectives (paragraph 8).
- 5.7 Further important NPPF references include:

## 5. Local Plan Vision & Objectives

5.8 The presumption in favour of sustainable development:

11. Plans and decisions should apply a presumption in favour of sustainable development.

5.9 For plan-making this means that:

- a) plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas unless:
  - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area or
  - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

20. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) community facilities (such as health, education and cultural infrastructure); and
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

### **The Spatial Strategy**

- New development will be located in the most sustainable locations, including within and around existing town centres, neighbourhood centres and employment areas.
- Development will be focussed on the existing urban areas and will protect and enhance Green Belt land and the AONB.
- The adverse environmental impacts of development will be minimised and mitigated where unavoidable. The Local Plan will protect and enhance species, habitats and geological sites.
- Cannock Chase District's housing and employment requirements will be met as far as possible within the existing urban areas or within planned expansion to the urban areas in accessible and sustainable locations.



## 5. Local Plan Vision & Objectives

- The Local Plan will optimise the reuse of previously developed sites, protect natural assets and create opportunities for low and zero carbon energy and heat production.
  - The Local Plan will protect cultural and heritage assets, local distinctiveness and sense of place will be maintained and strengthened through quality design.
  - Green Belt release is considered in order to provide sufficient land to meet Cannock Chase District's housing and employment need with an element of flexibility.
  - The Local Plan, will seek to deliver a minimum 5,430 dwellings to meet the district's housing need between 2018 and 2039 at a rate of 258 dwellings per annum. A further 27 hectares of land will be removed from the Green Belt and safeguarded for future housing need, strategic green infrastructure link and infrastructure requirements in the next plan period or early review of the development plan.
  - Cannock Chase District forms part of the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) and has resolved to contribute 500 dwellings where infrastructure permits, to meet a shortfall arising from the GBBCHMA which sets a Local Housing need of 5,930 dwellings at 283 dwellings per annum.
  - Up to 66 hectares of employment land will be provided to meet the District's employment need. A strategic employment site is proposed at Kingswood Lakeside which involves removal of 10.86 hectares of land from the Green Belt and a further 16 hectares of land will be removed from the Green Belt for employment purposes with 10.08 hectares safeguarded for future employment development and strategic green infrastructure links in the next plan period or early review of the development Plan.
- 5.10 Residential and employment sites have been identified within the Local Plan to meet identified needs, these will be within the existing urban area or accessible and sustainable locations within the Green Belt.
- 5.11 The level of growth within the main urban centres will be predicated by the capacity of local infrastructure to accommodate growth. The availability of infrastructure and services, as well as the potential to enhance local infrastructure in mitigation, will be taken into consideration. Development will be supported that delivers sufficient infrastructure (social, physical and environmental) to support the proposals to meet identified local needs.
- 5.12 The Local Plan will promote sustainable and health promoting transport choices to access education, services and jobs. Health facilities, including GP services, will be positively planned and deficiencies in local services and facilities will be addressed through new facilities or development space made available during the Plan period. Accessibility enhancements will take the form of new walking, cycling and public transport services and infrastructure that will include an uplift in environmental quality and public realm by encouraging networks to be coherent, direct, safe, comfortable and attractive. These measures will help to reduce the negative impacts of climate change but also promote health and well-being whilst respecting the historic environment.
- 5.13 Climate Change is a key consideration within the Local Plan. The Local Plan will deliver resilient communities and developments to mitigate climate change and minimise flood risk. Development should address the impact of climate change and incorporate measures that are deemed to be carbon neutral at the outset, or capable of being upgraded so that further carbon reduction initiatives can be implemented at a future date, in accordance with national requirements.
- 5.14 The Local Plan designates the hierarchy of centres and levels of retail growth for each centre and states the importance of our open spaces and leisure provision. The Plan also

## **5. Local Plan Vision & Objectives**

seeks to conserve and enhance the landscape of the AONB, Hednesford Hills, Green Belt and green infrastructure of the District. The Plan also protects the Cannock Chase and Cannock Extension SACs from adverse impacts from development.

- 5.15 The Local Plan review includes within it a strategic and overarching policy for the District which sets out the overall strategy for the pattern, scale and design quality of development and places during the plan period. It sets out where development will take place in order to deliver the Vision and Strategic Objectives set out in the document.
- 5.16 The Council's legal obligations in meeting the National Planning Policy Framework obligations will be satisfied.

### **The Spatial Strategy for Cannock/Hednesford/Heath Hayes**

- Cannock, Hednesford and Heath Hayes will be the main priority area for new residential and commercial development.
  - Previously developed land and brownfield sites will be prioritised for development, and a high quality of design reflecting the character of the area will be sought.
  - Cannock Town Centre is the designated Strategic Town Centre within the District, being the principal location for shopping and leisure.
  - Residential development opportunities will be promoted that will enhance the vitality of the Town Centre, increase housing choice and compliment retail and leisure opportunities.
  - Opportunities to deliver net zero carbon development will be prioritised and other types of development which can contribute to the delivery of a net zero carbon District will be encouraged.
  - The networks of open space will be protected and enhanced to support the natural assets and continue to provide opportunities to improve health and well-being.
  - Improvements to cycle and footpath networks will be made to enhance connectivity and encourage more active travel, health and well-being.
  - The Town Centre will be the focus for leisure and entertainment provision and provide new residential accommodation.
  - Hednesford is a designated Town Centre serving the retail and service needs of residents to the north east of Cannock. Opportunities to enhance the retail, commercial and residential offer will be prioritised.
  - Heath Hayes is a designated Local Centre and provides small scale services to serve local needs.
- 5.17 A masterplan approach to the improvements to the Town Centre will be taken forward that will take in the opportunities to integrate the train station with the Town Centre and the West Midlands Designer Outlet at Mill Green. The recent upgrade of rail services to Birmingham will be reflected in the masterplan to harness the benefits of these improved links and provide a station facility that will be a key feature of the regeneration of Cannock Town Centre.

### **The Spatial Strategy for Rugeley and Brereton**

- Rugeley is a designated Town Centre serving the shopping needs of its hinterland

## 5. Local Plan Vision & Objectives

- The consolidation of the Town Centre is a priority through the redevelopment or refurbishment of the Market Hall, and the improvement of the station to provide a high-quality gateway into the Town Centre.
  - The introduction of residential and commercial units that respect the historic character of the Town Centre will be prioritised.
  - The provision of approx. 1,000 additional homes within Cannock Chase District will be delivered through the larger cross boundary redevelopment of the former Rugeley Power Station.
  - Development must seek to achieve a net zero carbon standard.
  - Improvements to Rugeley Train Station and Rugeley Trent Valley Train Station will be a priority, as well as the Rugeley bus station.
  - Improvements to cycle and footpath networks will be made to enhance connectivity and encourage more active travel, health and well-being.
  - A high-quality natural environment will be protected and enhanced through improved quality of the existing green infrastructure, enabling greater use and support for wildlife
  - Brereton is a designated as a Local Centre serving local needs.
- 5.18 The redevelopment of the power station will also deliver education facilities, green space and employment uses that will provide a show case for the potential to achieve net zero carbon across the district. The setting of the AONB will be enhanced through the reclamation and redevelopment of the derelict and underused power station site and the air quality improved.

### **The Spatial Strategy for Norton Canes**

- Norton Canes has experienced significant growth since 2018 and corresponding infrastructure is yet to be delivered to accommodate the increased demand upon services such as education.
- Residential and commercial development opportunities will be prioritised within Norton Canes where they can make a positive and sustainable contribution to the growth of the district. The Council will safeguard land for future development and work with the Parish Council to deliver further housing growth where this enables the delivery of a further half FE primary school including, if justified, removal of land from the Green Belt. Land can only be released from the Green Belt through a development plan such as the Local Plan or Neighbourhood Plan.
- Norton Canes is a designated Local Centre serving local needs.
- Improvements to transport networks will include improved links to Kingswood Lakeside via a recreational cycle/footpath route and a further crossing route across the A5 to provide a safe recreational cycle/footpath route to Grove Colliery via the Cannock Extension Canal towpath.
- The Local Plan supports the enhancement of the biodiversity link between Sutton Park and Cannock Chase, Cannock Extension Canal and dismantled rail line and SBI fronting on to the A5.
- Enhancement of the historic landscape and other heritage assets at Grove Colliery and support for appropriate open recreation, leisure and tourism uses.
- The identity of Norton Canes as a separate settlement will be safeguarded and enhanced.

## 5. Local Plan Vision & Objectives

### **The Spatial Strategy for Rural areas (Cannock Chase AONB and Rural north including Rawnsley, Hazelslade, Prospect village, Cannock Wood and Slitting Mill)**

- These areas have potential for local enterprises to support and contribute to the education, preservation and enhancement of the important landscape, habitat and species and history of the area. The retention of existing employment and working landscape will be important to retain the local vibrancy of the area and support local services and facilities.
- Some of the best and most sensitive areas of landscape and biodiversity within the District that are of national significance are located here. Management Plans for the AONB will provide guidance to development in this area and the scale and type of development will need to respect this and support for mitigation strategies will enable residents of the area and visitors to continue to appreciate and care for natural and historic environment.
- Housing will be identified through neighbourhood plans reflecting local need and affordable housing provision as well as respecting the local character and infrastructure of the area.
- Transport improvements will focus on the improvement of active travel methods such as cycling and walking to improve health and reduce the impact on air quality.
- The alteration to the Green Belt boundary and the safeguarding of areas of land for future development recognises the constrained nature of the District and will give permanence to the Green Belt so the revised boundaries can endure beyond the plan period.



## 6. Local Plan Policy Options

Objective 1: Delivering High Quality Development that Protects the Historic Environment and is Appropriate, Distinctive, Attractive and Safe

### **STRATEGIC OBJECTIVE 1**

To deliver high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe by:

- Protecting, conserving and enhancing the District's historic environment, and sustaining local character and distinctiveness by managing designated and non-designated heritage assets and their townscape and landscape settings;
- Retaining and enhancing the distinct and separate character of the District's settlements and protecting and enhancing the quality of the built environment by ensuring that new development is designed to provide the highest quality of built form and public realm which will enhance the District's distinctive heritage and natural assets; and
- Creating places that are safe, inclusive and accessible which deter crime and reduce the fear of crime.

### **POLICY SO1.1: PROTECTING, CONSERVING AND ENHANCING THE DISTINCTIVE LOCAL HISTORIC ENVIRONMENT**

#### **Introduction**

- 6.1 The distinctive local historic environment plays a key part in making Cannock Chase District a diverse and special place to live, work and enjoy. The historic environment can be a catalyst for positive regeneration, and development can result in improvements to existing heritage assets, for example by preserving and enhancing them and their settings, and by better revealing their significance.
- 6.2 The responses to Local Plan Consultation have demonstrated support for the protection of the historic environment, and for the inclusion of a Local List in the Local Plan. Respondents also supported using the historic environment as a catalyst for positive regeneration, with reference to specific local heritage opportunities in town centres, canals, former collieries, mineral railway lines and historic commercial buildings.
- 6.3 National planning policy (NPPF 2021) requires local planning policies to take a positive approach towards the conservation and enjoyment of the historic environment. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.



## 6. Local Plan Policy Options

Objective 1: Delivering High Quality Development that Protects the Historic Environment and is Appropriate, Distinctive, Attractive and Safe

- 6.4 The National Design Guide (2021) acknowledges that well-designed places are responsive to local history, culture and heritage, and development proposals should acknowledge how these have influenced the built environment and wider landscape. Sensitive re-use or adaptation adds to the richness and variety of a scheme and can help to integrate heritage into proposals in an environmentally sustainable way.
- 6.5 A strategic objective of the Local Plan is to retain and enhance the distinct and separate character of the District's settlements. This will partly be achieved through the spatial strategy which will distribute development in a way that will maintain a degree of physical separation between settlements. It will also be achieved through Policy SO1.1, which aims to sustain local character and distinctiveness through the effective management of designated and non-designated heritage assets and their townscape and landscape settings.

### **POLICY SO1.1: PROTECTING, CONSERVING AND ENHANCING THE DISTINCTIVE LOCAL HISTORIC ENVIRONMENT**

**Development proposals which protect and enhance the significance of designated and non-designated heritage assets and conserve them in ways that will contribute to the economic vitality, local character and distinctiveness of local communities will be supported.**

**Designated heritage assets (including Conservation Areas, Listed Buildings, and Scheduled Monuments) and their settings will be conserved and enhanced and given the highest level of protection. Non-designated heritage assets (including locally listed buildings and features, and locally important parks and gardens) and their settings will also be conserved and enhanced.**

**Development proposals which recognise that the historic environment can be a catalyst for positive regeneration, and which preserve and enhance heritage assets and their setting to enhance or better reveal their significance will be supported.**

**Development proposals affecting, or likely to affect, any heritage asset or its setting will be accompanied by a Heritage Statement which will:**

- **identify all heritage assets that could be affected and explain their historic, archaeological, artistic or architectural significance.**
- **reference the Staffordshire Historic Environment Record and other relevant sources such as landscape character and Conservation Area appraisals and management plans.**
- **provide, where required, archaeological survey or historic building and landscape investigations.**

**In the case of major development proposals, the Heritage Statement will form part of the Design and Access Statement.**



## 6. Local Plan Policy Options

Objective 1: Delivering High Quality Development that Protects the Historic Environment and is Appropriate, Distinctive, Attractive and Safe

**Development proposals that will lead to substantial harm to (or total loss of significance of) a designated heritage asset and its landscape and town scape setting will be refused, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or that other exceptional circumstances apply.**

**Where development proposals will lead to less than substantial harm to existing, or potential, designated and non-designated heritage assets and their landscape and townscape settings, they must be justified by evidence of:**

- the public benefits of the development; and
- the action that will be taken to mitigate and minimise the harm.

**Non-designated archaeology will require an appropriate desk based or field evaluation setting out how development proposals affecting archaeology interests will be considered.**

### Explanation

- 6.6 Proposals for developments that will affect a 'designated heritage asset', or 'non-designated heritage asset' or their settings will include a Heritage Statement. As a minimum, the Heritage Statement will show that you have consulted the relevant historic environment record has been consulted and the heritage assets have been assessed using appropriate expertise. The level of detail should be proportionate to the asset's significance and sufficient to understand the potential impact of the proposal on their significance. Applications for Listed Building Consent will require more detail and will require the advice from a suitably qualified and experienced Conservation Architect for all but the simplest applications.
- 6.7 The provision of a Heritage Statement will be proportionate to the scale of development and for major development proposals will be prepared as a part of the Design and Access Statement (see Policy SO1.2). In all cases these documents should be prepared at an early stage by appropriately experienced historic environment specialists, and they will inform discussions with the local planning authority and their historic environment advisors regarding interventions and opportunities to enhance heritage assets within a scheme.
- 6.8 In considering the impact of a proposed development on a designated or non-designated heritage asset, the local planning authority will give great weight to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.
- 6.9 The 'exceptional circumstances' that might justify proposals that will lead to substantial harm to (or total loss of significance of) a designated heritage asset are defined in national planning policy (NPPF) as:



## 6. Local Plan Policy Options

### Objective 1: Delivering High Quality Development that Protects the Historic

#### Environment and is Appropriate, Distinctive, Attractive and Safe

- '(a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

- 6.10 The planning system recognises three types of heritage asset – those which are of international importance, those which are of national importance and those which are important locally. Nationally important heritage assets are identified and given statutory protection by the Department for Digital, Culture, Media and Sport (having consulted Historic England) on the basis of nationally set selection criteria. Locally important heritage assets are identified by local planning authorities and neighbourhood plan forums based on locally set criteria.
- 6.11 Designated heritage assets include Conservation Areas, Listed Buildings, and Scheduled Monuments. The Cannock Chase District Conservation Areas Management Plan Supplementary Planning Document (SPD) was adopted in April 2014. The SPD sets out the package of measures available to the Council to apply to all its eight Conservation Areas. It should be read in conjunction with the area-specific Management Plans relating to the individual Conservation Areas.
- 6.12 Development proposals in Conservation Areas need to be supported by a Design and Access Statement which explains the design thinking behind the application and the effect on the historic and architectural interest of the Conservation Area to ensure that it has been given proper consideration. A description of the significance of the heritage assets affected, the contribution of their setting to that significance, and an assessment of the impact of the proposal on that significance should be included. Design and development briefs will be encouraged for any substantial development proposals.
- 6.13 The 'public realm' is the space between buildings that is publicly accessible - including streets, squares, parks and open spaces. The enhancement of the public realm in Conservation Areas gives huge benefits and its design and management can be significant in reinforcing historic character.
- 6.14 Conservation Area designation places protection over all trees, and some trees which make a particular contribution have the additional protection of Tree Preservation Orders.
- 6.15 Legislation places a duty on the Council to draw up and publish proposals for preserving and enhancing Conservation Areas and to consult the local community on the proposals. Character Appraisals provide a basis for developing Management Plans to address issues arising from the Appraisals. Cannock Chase District Council has adopted eight Conservation Area Management Plans (SPDs):
- Main Road, Brereton (2014)





## 6. Local Plan Policy Options

Objective 1: Delivering High Quality Development that Protects the Historic

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- Rugeley Town Centre (2014)
- Cannock Town Centre (2014)
- North Street, Bridgtown (2014)
- Sheep Fair/Bow Street, Rugeley (2018)
- Trent and Mersey Canal (2019)
- Church Street, Rugeley (2019); and
- Talbot Street/Lichfield Street, Rugeley (2019)

- 6.16 All the District's listed buildings are listed on the Council's website. They are listed by the Secretary of State for Digital, Culture, Media and Sport and special controls apply to protect them from unnecessary demolition, unsuitable and insensitive alteration. Buildings are 'listed' for their special architectural or historic interest and there is a general presumption in favour of their preservation. Listing seeks to protect them from unsuitable and insensitive alteration. The need to preserve the setting of a Listed Building may affect development on nearby sites.
- 6.17 There are currently 70 listed buildings in the District - 7 are listed at Grade II\*, the remainder Grade II. These include all sorts of buildings - churches, houses, garden walls, milestones, a churchyard tomb, pubs, and canal bridges. They cover buildings of all periods including medieval stone churches, 16th/17th Century timber framed buildings, and many 19th Century brick buildings, the latter dating from Cannock Chase's period of mining prosperity.
- 6.18 There are four Scheduled Monuments in the District:
- Churchyard Cross, St Luke's Churchyard, Cannock (a medieval sandstone cross)
  - Castle Ring, Cannock Wood (remains of an Iron Age hill fort and of a medieval hunting lodge)
  - Moated site and bloomery (a charcoal fired furnace used to produce wrought iron from iron ore), Courtbanks Covert, Cannock Wood
  - World War One Trench System, Cannock Chase
- 6.19 The Staffordshire Historic Environment Record (HER)<sup>43</sup> includes records of archaeological sites, finds and buildings, historic landscape character information, designation information (including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Conservation Areas).
- 6.20 Development proposals where there is potential for the site to contain heritage assets of archaeological interest should be accompanied by an Archaeological Assessment. The Historic Environment Team at Staffordshire County Council can provide pre-application advice on the information any application should contain. This could be a desk-based archaeological assessment or, if necessary, a field evaluation.



## 6. Local Plan Policy Options

### Objective 1: Delivering High Quality Development that Protects the Historic

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- 6.21 Archaeological remains can provide irreplaceable information about our past and hold the potential to increase our future knowledge. The Local Plan therefore seeks to preserve 'in-situ' all sites of known or suspected archaeological interest. Development proposals should appropriately provide for 'in-situ' preservation, or investigation and recording of archaeology, based upon significance.
- 6.22 Non-designated heritage assets include Locally Listed historic areas, sites, buildings and archaeological remains which are valued for their local architectural or historic character, their contribution to the local scene, or their local historical associations. Locally Listed buildings and features have no statutory protection, but any impact on them will be considered in the assessment of planning applications and will need to be given weight in decision making. They include archaeological features of interest, potential sites of national importance related to military activities and locally significant historic farmsteads. Development proposals affecting a Locally Listed building or feature will need to demonstrate how the design of the development has considered its defined significance.
- 6.23 Preparation of a Local List for the District is being taken forward through the District Design Guide SPD which includes a procedure for compiling a Local List of local heritage assets which are valued by the community in contributing to the local distinctiveness, character and appearance of the area.

#### List of relevant evidence

- 'National Planning Policy Framework and National Model Design Code' (January 2021)
- Cannock Chase Conservation Areas Management Plan Supplementary Planning Document 2014; and
- Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020
- Staffordshire County Council Extensive Urban Survey (Final Report 2014)
- Staffordshire County Council Historic Character Assessments (Cannock 2009; Rugeley 2010)
- DfT Gear Change: A bold vision for cycling and walking July 2020
- Statutory Cycling and Walking Investment Strategy (CWIS), 2017
- Local Transport Note LTN 1/20 Cycle Infrastructure Design, 2020
- Staffordshire Local Cycling and Walking Infrastructure Plan, 2021

### POLICY SO1.2: ENHANCING THE QUALITY OF THE BUILT ENVIRONMENT

#### Introduction

- 6.24 The responses to Local Plan Consultations have demonstrated support for strengthening design policies and including additional design standards in the Local Plan, including the



## 6. Local Plan Policy Options

### Objective 1: Delivering High Quality Development that Protects the Historic

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concept of 'Active Design' (add link) which is rooted in Sport England's aims to promote the role of sport and physical activity in creating healthy and sustainable communities. Local Plan policies aim to ensure that developments add to the overall quality of the area, are visually attractive, sympathetic to local character and history, create a strong sense of place, accommodate and sustain an appropriate amount and mix of development, and create places that are safe, inclusive and accessible and which promote health and well-being. Development that is not well designed will be resisted, especially where it fails to reflect local design policies and government guidance on design.

- 6.25 National planning policy requires all local planning authorities to prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. The National Design Guide (2021) acknowledges and states that well-designed places are:
- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design.
  - integrated into their surroundings so they relate well to them.
  - influenced by and influence their context positively.
  - responsive to local history, culture and heritage.
- 6.26 The National Design Guide provides a structure that can be used for the content of local design policies, guides and codes. Ten characteristics of good design have been identified to reflect the Government's priorities and provide a common overarching framework:
- Context – enhances the surroundings.
  - Identity – attractive and distinctive.
  - Built form – a coherent pattern of development.
  - Movement – accessible and easy to move around.
  - Nature – enhanced and optimised.
  - Public spaces – safe, social and inclusive.
  - Uses – mixed and integrated.
  - Homes and buildings – functional, healthy and sustainable.
  - Resources – efficient and resilient.
  - Lifespan – made to last.

#### **POLICY SO1.2: ENHANCING THE QUALITY OF THE BUILT ENVIRONMENT**

**Development proposals will be designed to enhance the quality of the townscape and landscape, and will retain and enhance the distinct and separate character of each of the District's settlements.**

**Development proposals will demonstrate conformity to Local Plan Policies and the relevant Local Design Guide and will deliver a high quality of building design and layout which is:**

- **visually attractive, as a result of good architecture, layout and landscaping**
- **sympathetic to local character and heritage**
- **able to accommodate an appropriate amount and mix of development**



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Objective 1: Delivering High Quality Development that Protects the Historic Environment and is Appropriate, Distinctive, Attractive and Safe

- **inclusive of green infrastructure, tree planting and other public space**
- **supportive of local facilities and transport networks; and**
- **safe, inclusive and accessible**

All major development proposals and all Listed Building consent applications will include a Design and Access Statement that will set out:

- **How the design will respect the local distinctiveness and character of the surroundings in terms of heritage, biodiversity, landscape and townscape, cycleways and footpaths, bridleways, public transport networks, and the road network.**
- **What would be built on the site, how the buildings and spaces will be arranged on the site, the density and mix of housing types and tenures, the services and facilities that will be provided, the details of the siting, layout, orientation, massing, height, materials and landscaping, and the provision of access to and from nearby locations and facilities.**

The Design and Access Statement will set out how the proposal will align with the relevant Local Design Guide and the requirements of other relevant Local Plan Policies, particularly:

- **Policy SO1.1: Protecting, Conserving and Enhancing the Distinctive Local Historic Environment**
- **Policy SO1.3: Creating Safe Places which Deter Crime and Reduce the Fear of Crime**
- **Policy SO2.2: Safeguarding Health and Amenity**
- **Policy SO5.1: Accessible Development**
- **Policy SO5.3: Low and Zero Carbon Transport**
- **Policy SO8.2: Achieving Net Zero Carbon Development**
- **Policy SO8.3: Sustainable Design**

Major development, where deemed appropriate by the local planning authority, will require a masterplan to support the detailed design stage. The masterplan will ensure the vision of the development is not diluted over time through cumulative minor changes, and will help to enable infrastructure delivery.

### Explanation

- 6.27 The Local Plan seeks to ensure that all development has regard to the design principles that will deliver high quality places. Design is about more than the architecture of the buildings. It is also about the spaces in between buildings, the relationship between the development and surrounding areas, and the appropriateness of the proposed use of the building in the location of the development.
- 6.28 The requirements for a Design and Access Statement set out in the Policy are in accordance with the Town and Country Planning (Development Management Procedure)



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(England) (Amendment) Order 2015 and The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) (Regulations) 2013.

- 6.29 A 'Design and Access Statement' (DAS) must accompany the following types of planning applications:
- Major developments.
  - Development in a conservation area consisting of the provision of one or more dwelling houses.
  - Development in a conservation area where the floor space created by the development is 100 square metres or more.
  - All applications for listed building consent.
- 6.30 The Design and Access Statement shall explain:
- The design principles and concepts that have been applied to the development.
  - The steps taken to appraise the context of the development and how the design takes that context into account.
  - The policy adopted as to access and how policies in relation to access in local development documents have been taken into account.
  - What, if any, consultation undertaken on issues in relation to access to the development and what account has been taken of the outcome.
  - How any specific issues which might affect access to the development have been addressed.
- 6.31 The additional requirements in relation to Listed Building consent include an explanation of the design principles and concepts that have been applied to the works and how these take account of:
- The special architectural or historic importance of the building.
  - The particular physical features of the building that justify its designation as a listed building.
  - The buildings setting.
  - How issues relating to access to the building have been dealt with (unless the application relates to internal changes only).
- 6.32 The Listed Building Design and Access Statement shall also:
- Explain the policy adopted as to access, including what alternative means of access have been considered, and how policies relating to access in Local Plan documents have been taken into account
  - Explain how policy as to access takes account of the special architectural or historic importance of the building.
  - What, if any, consultation has been undertaken and what account has been taken of the outcome and explain how any specific issues which may affect access have been addressed.
- 6.33 For applications for listed building consent submitted in parallel with a planning application, a single DAS is acceptable.



## 6. Local Plan Policy Options

Objective 1: Delivering High Quality Development that Protects the Historic

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- 6.34 The aim of a masterplan is to provide a framework for the application of national and local design guidance to the site. This is likely to include:
- A landscape strategy, taking account of existing natural features.
  - Open space provision.
  - The quantity of dwellings and other uses.
  - Points of access and connections to wider networks.
  - Broad position of primary and secondary streets.
  - Position of local centre and facilities.
  - Proposed types of development (density, height, etc).
- 6.35 A number of documents exist across the authority which can assist in designing good quality, beautiful development, including the Cannock Chase Area of Outstanding Natural Beauty (AONB) Design Guide.
- 6.36 Local design guides will be developed within the context provided by the Local Plan. These will set out the local context and an analysis of local character and identity. The local design guides will use the ten characteristics identified in the National Design Guide (and reproduced in the introduction to this policy) as a structure and will consider:
- the relationship between the natural environment and built development;
  - the typical patterns of built form that contribute positively to local character;
  - the street pattern, their proportions and landscape features;
  - the proportions of buildings framing spaces and streets;
  - the local vernacular, other architecture and architectural features that contribute to local character.
- 6.37 Local design guides may be prepared for each of (or combinations of) the Character Areas defined in the Cannock Chase Design Supplementary Planning Document (2016). These are:
- Brereton and Ravenhill
  - Hagley
  - North Rugeley and Brereton
  - Rugeley Town Centre and Historic Suburbs
  - Slitting Mill
  - Western Rugeley – Etchinghill and Springfields
  - A5 Corridor
  - Bridgtown
  - Cannock Town Centre and Historic Suburbs
  - Cannock Wood
  - Hawks Green
  - Hazelslade and Rawnsley
  - Heath Hayes and Wimblebury
  - Hednesford Town Centre and Historic Suburbs
  - North Cannock –Chadsmoor, Broomhill and Blackfords
  - Norton Canes
  - Outlying Buildings/Hamlets in Rural Areas
  - Prospect Village



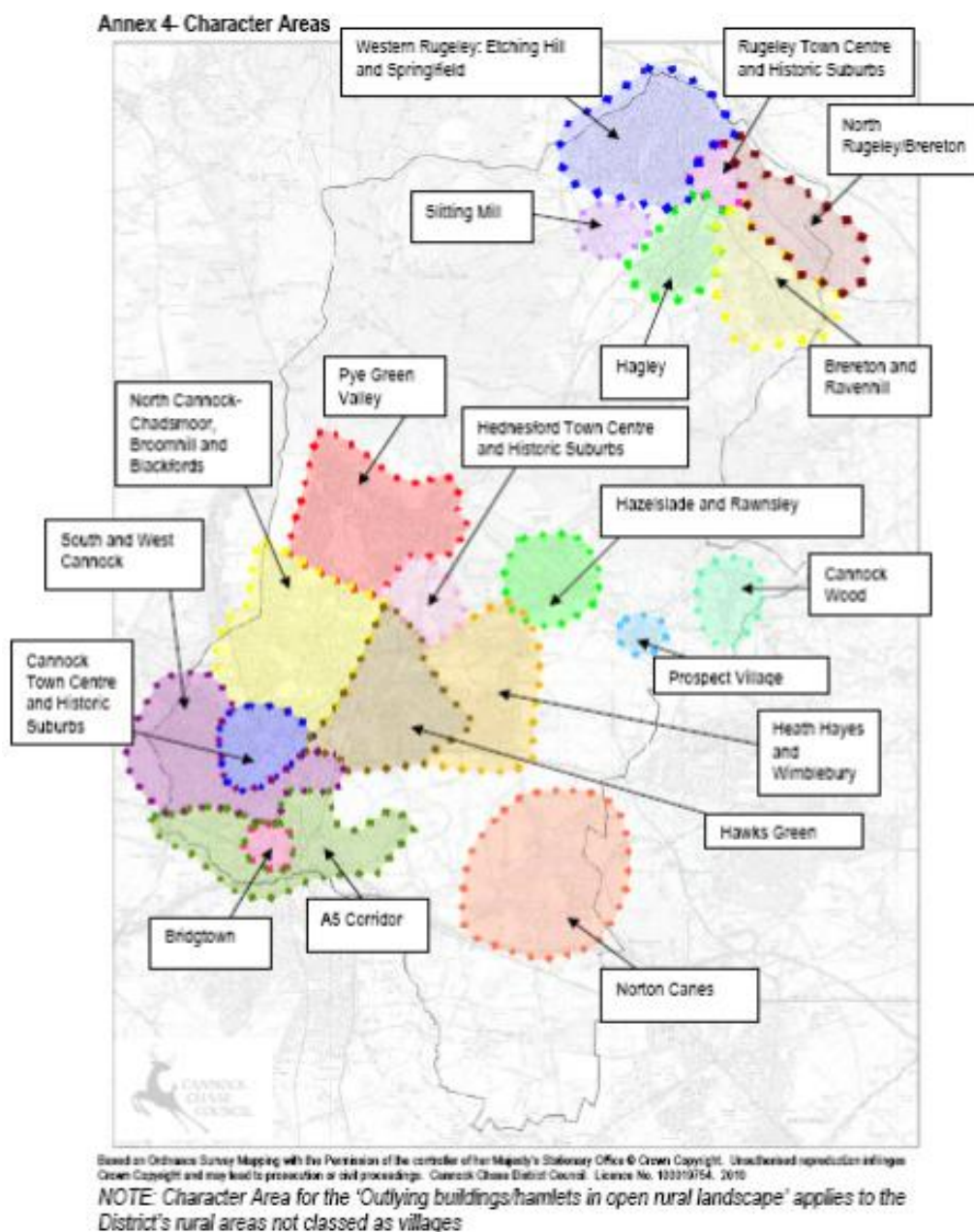
## 6. Local Plan Policy Options

Objective 1: Delivering High Quality Development that Protects the Historic Environment and is Appropriate, Distinctive, Attractive and Safe

- Pye Green Valley; and
- South and West Cannock

6.38 Consideration will also be given to the need for Local Design Guides for the rural parts of the District that are not included as Character Areas. The Cannock Chase Area of Outstanding Natural Beauty Management Plan (2019-2024 and successive plans) is a material consideration when preparing this Local Plan and Neighbourhood Plans, as well as determining planning applications.

Figure 2





## 6. Local Plan Policy Options

Objective 1: Delivering High Quality Development that Protects the Historic Environment and is Appropriate, Distinctive, Attractive and Safe

### List of Relevant Evidence

- The National Design Guide (2021)
- The Better Building, Building Beautiful Commission report 'Living with Beauty'(2020)
- National Model Design Code (January 2021)
- Cannock Chase AONB Management Plan 2019-2024

### **POLICY SO1.3: CREATING SAFE PLACES WHICH DETER CRIME AND REDUCE THE FEAR OF CRIME**

#### **Introduction**

- 6.39 National planning policy requires local planning policies to aim to ensure places are 'safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas' (NPPF paragraph 92(b)).
- 6.40 The National Design Guide (2021) identifies the ways that well-designed spaces that are safe can be created through careful planning and design. For example, buildings with active frontages (entrances and windows overlooking the space) can be placed around the edges of spaces to provide natural surveillance.

### **POLICY SO1.3: CREATING SAFE PLACES WHICH DETER CRIME AND REDUCE THE FEAR OF CRIME**

**Development proposals will create safe and secure environments by designing out crime, and the fear of crime, without detracting from attractive, high-quality design.**

**The Design and Access Statement, which will accompany all major development proposals and all Listed Building consent applications, will take account of the relevant Local Design Guide and best practice guidance and set out how the design (including the buildings, road layout, footpaths, communal spaces, car parking and lighting) will:**

- **Contribute to the vitality of area and improve community safety.**
- **Reduce vulnerability and increase resilience, particularly in places where people gather and in the vicinity of vulnerable uses.**

**Where appropriate, spaces accessible to the public will be overlooked and clearly visible from adjoining buildings, with the design and landscaping providing for clear sight lines along paths and cycle ways.**

**Buildings will be visually interesting at street level, with entrances and windows used to create active frontages which allow for natural surveillance and provide a sense of vitality. Ground floors will be occupied by active uses, where there is likely to be direct**





## 6. Local Plan Policy Options

Objective 1: Delivering High Quality Development that Protects the Historic Environment and is Appropriate, Distinctive, Attractive and Safe

**and regular visual connection between the rooms in the building and the areas outside, and buildings will not turn their back on streets and other public spaces.**

**Public and private open space will be clearly differentiated, avoiding piecemeal and isolated spaces that have no clear purpose and that could be prone to vandalism and anti-social behaviour.**

### Explanation

- 6.41 National planning policy requires Local Plans to create places that are safe, inclusive and accessible and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. In the delivery of Local Plan policies, the local planning authority will ensure that the design of development is informed by the most up-to-date information available from the police and other relevant agencies.
- 6.42 The National Design Guide (2021) notes that well-designed public and shared amenity spaces feel safe for people who occupy the buildings around them, and also for visitors and passers-by. They help to overcome crime and the fear of crime. Careful planning and design create the right conditions for people to feel safe and secure, without the need for additional security measures.
- 6.43 Development proposals should be informed by the most up to date information and guidance available from the police and other agencies to ensure public safety and security. For example, 'Secured by Design'<sup>44</sup> has produced a series of Design Guides to assist the building, design and construction industry to incorporate security into developments. The Secured by Design Guides cover Homes, Commercial, Self-Build, Sheltered Accommodation, New Schools, and Hospitals.
- 6.44 In accordance with the guidance provided in the National Model Design Code (2021), Local Design Guides may be prepared for each of (or combinations of) the Character Areas defined in the Cannock Chase Design Supplementary Planning Document (2016). The Local Design Guides will draw on the advice and guidance from 'Secured by Design' so that the creation of safe residential, commercial, industrial and town centre environments can be delivered without compromising aesthetics and beauty.

### **List of relevant evidence**

- Community Safety Strategic Assessment (2019)
- National Model Design Code (2021)

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<sup>44</sup> <https://www.securedbydesign.com/guidance/design-guides>



## **6. Local Plan Policy Options**

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

### **STRATEGIC OBJECTIVE 2:**

To create community facilities and healthy living opportunities across the District by:

- Safeguarding existing community facilities, and providing new and improved community facilities to meet the needs arising from new development.
- Safeguarding the health and the amenity of local communities;
- Providing active leisure and sports facilities;
- Providing opportunities for allotments and local food growing.
- Providing healthy living opportunities and increasing physical activity in everyday lives;

### **POLICY SO2.1: SAFEGUARDING THE PROVISION OF COMMUNITY FACILITIES**

#### **Introduction**

- 6.45 Responses to consultation on the Local Plan has revealed concerns about the capacity of existing community facilities and infrastructure (education, roads, health care, parks, leisure and recreation facilities) to meet future needs.
- 6.46 National planning policy (NPPF 2021) sets out a social objective to foster well-designed places, with accessible services and open spaces that meet current and future needs, and support good health, and social and cultural well-being. This requires local plan policies to make sufficient provision for community facilities (such as health, education and cultural infrastructure). Local planning policies should also plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

### **POLICY SO2.1: SAFEGUARDING THE PROVISION OF COMMUNITY FACILITIES**

**Community facilities include health facilities (GP surgeries and health centres), education facilities (nursery and early years, primary, secondary), , cultural facilities (meeting places, theatres and other cultural buildings, public houses, places of worship, village halls and active leisure and sports facilities), and local shops and other facilities..**

**All major development will safeguard existing community facilities and contribute towards new community facilities to meet the needs arising from the development. The loss or change of use of existing community facilities or sites will be resisted unless it can be demonstrated that demand can be met from alternative facilities in a suitable and accessible location.**

**Any development proposals that would result in a reduction in the provision of community facilities will only be supported where:**



## **6. Local Plan Policy Options**

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

- **An appropriate and qualified assessment has been undertaken which has clearly shown the facilities or sites are surplus to requirements; or**
- **The reduction in provision resulting from the proposed development would be replaced by equivalent or better provision in a suitable and accessible location; or**
- **The development is for alternative community facilities.**

**From an early stage, developers will be expected to engage with local authorities, statutory consultees, community service providers and relevant local community groups to ensure that the new provision meets the needs of the community it will serve.**

**All major development proposals will make sufficient provision at the appropriate stage of delivery for community facilities, and ensure that the design and layout of the community facilities makes them easily accessible to the local community, including by walking and cycle (in line with Policy SO5.3: Low Carbon Transport, and Policy SO5.1: Accessible Development).**

**Where practicable, different types of community facility will be co-located together, and the provision will be planned and phased in parallel with new development.**

**New development will be required to provide the necessary community facilities at a timely stage to meet the community needs arising as a result of the development.**

### **Explanation**

- 6.47 National planning policy (NPPF 2021) states that the planning system must pursue interdependent economic, social and environmental objectives to achieve sustainable development. The social objective includes a reference to ensuring that accessible services are provided to support communities' health, social and cultural well-being. The Local Plan's Objective to safeguard existing, and create new, community facilities aligns with the national planning policy objective.
- 6.48 In applying local plan policies to decisions, the local planning authority will take an integrated approach to considering the location of housing, economic uses and community facilities and services, and will guard against the unnecessary loss of valued facilities and services.
- 6.49 The local planning authority will take a proactive, positive and collaborative approach to ensuring that a sufficient choice of school places and other public service infrastructure such as further education colleges and health provision is available to meet the needs of existing and new residents-

### **List of Relevant Evidence**

- Index of Local Deprivation (2019)
- Joint Strategic Needs Assessment Annual Update (2019)



## **6. Local Plan Policy Options**

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

### **POLICY SO2.2: SAFEGUARDING HEALTH AND AMENITY**

#### **Introduction**

- 6.50 National planning policies (NPPF 2021) require local plans to create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users. Local plan policies should 'enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling'.

#### **POLICY SO2.2: SAFEGUARDING HEALTH AND AMENITY**

**Development proposals will be required to safeguard the health and the amenity of local communities by:**

- **Ensuring that new development provides for satisfactory daylight, sunlight, outlook, and privacy, and protects new and existing residents, workers and visitors from noise, smell, litter, dust or other unacceptable impacts. Unacceptable impacts will be judged against the level of amenity in the locality.**
- **Ensuring that all developments and spaces for the public are designed to be accessible to all people, including people with disabilities and people whose mobility is impaired by other circumstances.**

**All major development proposals and all Listed Building consent applications will include a Design and Access Statement that will set out how the proposal will safeguard health and amenity by aligning with the relevant Local Design Guide and the requirements of other relevant Local Plan Policies, particularly by:**

- **Safeguarding existing community facilities and ensuring that new development makes sufficient provision for community facilities (in line with Policy SO2.1: Safeguarding the Provision of Community Facilities).**
- **Linking to, or adding to, green infrastructure (in line with Policy SO2.4: Providing Opportunities for Healthy Living and Activity).  
Ensuring that the design and layout of the development will prioritise and promote walking and cycling (in line with Policy SO5.3: Low Carbon Transport and SO5.1 Accessible Development).**
- **Achieving the lowest carbon emissions that can practically and viably be achieved (in line with Policy SO8.2: Achieving Net Zero Carbon Development).**
- **Avoiding unacceptable on-site or off-site risk or harm to human health or the natural environment (in line with Policy SO8.5: Avoiding Air, Water, Soil, Noise and Light Pollution).**

#### **Explanation**

- 6.51 The Local Design Guides will set out the detailed design requirements for safeguarding health and amenity.



## **6. Local Plan Policy Options**

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

### **List of relevant evidence**

- Joint Strategic Needs Assessment Annual Update (2019)

### **POLICY SO2.3: PROVISION OF OPEN SPACE, SPORTS AND RECREATIONAL BUILDINGS AND LAND, INCLUDING PLAYING FIELDS**

#### **Introduction**

- 6.52 Green infrastructure is defined (NPPF 2021) as ‘a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity’. The multi-functional nature of green infrastructure within Cannock Chase District is attested by the diverse range of designations and typologies of land within its extent. An important component of green infrastructure is land used for open space, sports and recreation.
- 6.53 The NPPF (2021) provides that planning policies should support healthy lifestyles through the provision of open space, sports and recreational buildings and land, including playing fields. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.
- 6.54 There are various national standards and benchmarks to guide the provision of different types of open space. These include, for example:
- Natural England has defined standards of provision for Accessible Natural Green Space.
  - Fields in Trust (FIT) recommend benchmark standards for outdoor sport and play provision.
- 6.55 National standards and benchmarks have been taken into account in the preparation of the following local strategies and plans, including:
- Cannock Chase Sport and Leisure Facilities Needs Assessment (August 2018).
  - Cannock Chase District Council Playing Pitch Strategy & Action Plan (May 2019).
  - Cannock Chase Open Space Assessment and Strategy (XXX 2022).

#### **POLICY SO2.3: PROVISION OF OPEN SPACE, SPORTS AND RECREATIONAL BUILDINGS AND LAND, INCLUDING PLAYING FIELDS**

##### **Existing Provision**

**The local planning authority will require development to maintain and support the improvement to the level of provision of open space, sports and recreational buildings and land, including playing fields and resist development which restricts physical access to them. Any development proposals that would result in a reduction in the provision will only be supported where:**



## **6. Local Plan Policy Options**

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

- an assessment has been undertaken which has clearly shown the open space, sports and recreational buildings or land, including playing fields to be surplus to requirements; or
- the loss of provision resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable and accessible location; or
- the development is for alternative provision, the benefits of which clearly outweigh the loss of the current or former provision and meets an identified need within the Cannock Chase Playing Pitch Strategy (and any subsequent updates).

### **New Provision**

The local planning authority will generally support development that provides opportunities to improve the provision of open space, sports and recreational buildings and land, including playing fields, where these do not conflict with other policies of this Local Plan. Major development proposals will provide new and/or enhanced open space, sports and recreational buildings and land, including playing fields to meet the demands that will be generated by the development.

Both new and replacement provision of open space, sports and recreational buildings and land, including playing fields will meet locally defined minimum standards and benchmarks in regard to quantity and accessibility. The contribution of the proposed provision will be assessed by its primary function. Provision will only be counted as helping to meet these standards where it is of sufficient quality to properly fulfil its intended primary function and meet the level of demand generated by the proposed development.

The contribution made by new developments to the achievement of these standards may include both new facilities and the improvement or refurbishment of existing facilities and should be in accordance with the following order of preference:

- A) On-site provision where this is practicable and would be the most effective way of meeting the needs generated by the development
- B) Off-site provision and/or a financial contribution to off-site provision

Where there are anticipated deficiencies, financial contributions to appropriate projects will be sought to enable the impacts of the new development to be mitigated. Where practicable, the required facilities will be phased and delivered as an integral part of the development.

New development proposals should set out how the management and maintenance of any facilities provided will be sustained, proportionate to the additional demand that they would be expected to generate.

Major development proposals will follow the principles of 'Active Design' in order to deliver a form of development that will encourage healthier and more active lifestyles.



## 6. Local Plan Policy Options

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

**All major development will ensure that the design and layout of the development will promote walking and cycling (in line with Policy SO5.3: Low Carbon Transport) and create new green infrastructure within the development (as required by Policy SO7.8).**

**From an early stage, developers will be expected to engage with local authorities, statutory consultees, infrastructure providers and relevant local community groups to ensure that the new provision meets the needs of the community it will serve. New development will be required to provide the necessary provision at a timely stage to meet the community needs arising as a result of the development.**

### Explanation

- 6.56 Open space includes all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity' (NPPF 2021 Glossary definition). Improving provision will increase opportunities for leisure and physical activity, improve access to sports and recreation facilities, and enhance the quality of life of residents.
- 6.57 Protecting existing levels of access to high quality open space, sports and recreational buildings and land, including playing fields is an important part of supporting healthy communities. If the quantity, quality, and accessibility of provision in Cannock Chase is to be maintained and enhanced, then it will be necessary to strictly control developments that would affect existing provision. The incremental loss of existing provision to other uses has the potential to compromise the District Council's ambition to improve provision in support of social, economic and environmental objectives.
- 6.58 Minimum local standards have been established, informed by nationally recognised standards, to guide developers of requirements. Contributions will be measured by the primary function of the provision. Multi-functional provision will be assessed in relation to the contributions made to each typology.

| <b>Typology and Definition of Primary Purpose</b>  | <b>Size-based standards<br/>(Hectares per 1,000 population)</b> | <b>Distance-based standards<br/>(Walking Distance in metres)</b>   |
|--|---|--|
| <b>Parks and Gardens</b><br><b>Principal:</b> High quality multifunctional green space with a distinct landscape or historical character and a range of facilities and activities accessible for all the community.<br><b>Neighbourhood:</b> Multifunctional green space offering facilities and activities for distinct groups.<br><b>Local:</b> Green space with limited facilities and activities other than informal recreation. | <b>0.80</b>   | <b>2,000</b><br><br><br><br><br><br><br><br><br><br><b>710</b><br><br><br><br><br><br><br><br><br><br><b>400</b> |
| <b>Semi-Natural Spaces</b><br><b>Principal:</b> High quality ecological site managed primarily for biodiversity. International or national   | <b>1.80</b>   | <b>720</b>   |



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Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

|   |                |                              |
|---|----------------|------------------------------|
| <p>designated site with specific nature conservation aims and/or dedicated long term management plan.</p> <p><b>Neighbourhood:</b> District important site managed for biodiversity with specific nature conservation aims. Likely defined component of other typologies.</p> <p><b>Local:</b> Local important site managed for nature conservation within scope of ground maintenance specifications.</p>  |                |                              |
| <p><b>Landscape Links</b></p> <p><b>Principal:</b> Network or corridor of green space linking several open space typologies or settlements with multifunctional provision for people, landscape and wildlife.</p> <p><b>Neighbourhood:</b> Corridor of green space linking at least two open space typologies or settlements with multifunctional provision for people, landscape and wildlife.</p> <p><b>Local:</b> Corridor of green space linking at least two open space typologies or settlements with at least one provision for people or landscape and/or wildlife.</p> | Not Applicable | See CCDC Open Space Strategy |
| <p><b>Green Spaces for Children and Young People</b></p> <p><b>Neighbourhood:</b> Designed play space with equipped play facilities and informal opportunities for play toddler and junior, including Neighbourhood Equipped Areas for Play (NEAPs).</p> <p><b>Local:</b> Designed play space incidental play space catering for toddler and juniors, including Local Equipped Areas for Play (LEAPs).</p>  | 0.25           | 1,000<br><br>400             |
| <p><b>Amenity Green Spaces</b></p> <p>Area of designed incidental open space associated with housing estates. Primarily for landscape and visual setting rather than recreation.</p>  | 0.60           | 480                          |
| <p><b>Churchyards, Burial Sites and Cemeteries</b></p> <p>Important formal spiritual area for commemoration of deceased. Including all faith and nonfaith groups.</p>   | Not Applicable | See CCDC Open Space Strategy |
| <p><b>Outdoor Sports Provision</b></p> <p>Formal outdoor sports pitches for rugby, football, hockey or cricket for hire with associated facilities and infrastructure including car parks and changing rooms. Including public land, private clubs or institutional land.</p>   | 1.60           | 1,200                        |
| <p><b>Civic Spaces and Public Squares</b></p> <p>Spaces for memorials or associated with civic buildings. High quality hard and soft landscaping.</p>   | Not Applicable | See CCDC Open Space Strategy |

- 6.59 The local standards as described should be applied in a co-ordinated way to deliver multi-functional open space. For example, natural and semi-natural green spaces can overlap with amenity green space, or equipped open spaces for children and young people can be acceptable facilities within a wider area of parkland or amenity green space.





## 6. Local Plan Policy Options

### Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

- 6.60 A distance of at least 30 metres should be maintained between the curtilage of residential properties and any recreation facilities that are likely to generate a significant level of noise and activity, such as Neighbourhood Equipped Areas for Play.
- 6.61 The strategic planning, management and provision of open space within Cannock Chase District will focus on the following aims.
- Maintaining the district standard of unrestricted open space of 28 hectares per 1,000 head of population.
  - Ensuring the quantitative component of unrestricted open space (the supply) is planned to meet to meet future provision (demand).
  - Maintaining standards in quality provision of unrestricted open space.
  - Ensuring accessibility to unrestricted open space.
  - Ensuring public satisfaction levels of open space are maintained as good or very good.
- 6.62 The Cannock Chase District Council Open Space Strategy and the Local Plan will form the basis of how the above will be achieved over time. This will be a combination of planning gain via planning policies such as s106; planned development within the District through high quality masterplanning and strategic management of open spaces by the Council and their partners.
- 6.63 The Cannock Chase Sport and Leisure Facilities Needs Assessment (August 2018) was prepared to identify supply and demand issues for sport and recreation provision across the District, identify priority sports based on national targets and local needs, and enable the Infrastructure Delivery Plan to be kept up to date. The assessment considered the supply and demand for sports halls, swimming pools, health and fitness suites, other sports (indoor bowls, squash, athletics), village halls and community centres.
- 6.64 The Cannock Chase District Council Playing Pitch Strategy & Action Plan (May 2019) provides the evidence required to help protect playing fields to ensure sufficient land is available to meet existing and projected future pitch requirements. The Playing Pitch Strategy and Action Plan concluded that there is a need to protect all existing outdoor sports provision, or to deliver an equivalent or better quantity and quality of provision to offset any loss of facility prior to the loss taking place. The only exception to the above would be in the case of existing sports provision being upgraded to provide a better facility. The following types of outdoor sports facilities are included in the Assessment and Strategy:

| PITCH SPORTS                    | OUTDOOR SPORTS |
|---------------------------------|----------------|
| Cricket pitches                 | Tennis         |
| Football pitches                | Bowls          |
| Artificial Grass Pitches (AGPs) | Athletics      |
| Hockey AGPs                     | Golf           |
| Rugby Union pitches             |                |



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Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

- 6.65 The Cannock Chase Open Space Assessment and Strategy (XX 2022)
- 6.66 Financial contributions towards sports facilities (including swimming pools and sports halls) and playing pitches will be calculated using Sport England's planning tools such as Sports Facilities Calculator and the Playing Pitch Strategy New Development Calculator (NDC)

### List of relevant evidence

- White Paper 'Planning for the Future' (August 2020)
- Joint Strategic Needs Assessment Annual Update (2019)
- Cannock Chase District Council Playing Pitch Strategy & Action Plan (May 2019)
- Cannock Chase Sport and Leisure Facilities Needs Assessment (August 2018)
- Cannock Chase Open Space Assessment and Strategy (XXX 2022)

### **POLICY SO2.45: ALLOTMENTS AND COMMUNITY GARDENS FOOD GROWING**

#### Introduction

- 6.67 National planning policies (NPPF 2021) require local plans to create places which promote health and well-being, with a high standard of amenity for existing and future users, and access to healthier food and allotments.

#### **POLICY SO2.4: ALLOTMENTS AND COMMUNITY GARDENS**

**Development proposals that provide, or contribute to the provision of, allotments and community gardens for the purpose of food growing will be supported.**

**Development proposals that result in the loss, or reduction, of existing allotments and community gardens will be resisted unless there is an overriding sustainable development justification for the proposal, with replacement of the lost facilities in a location appropriate to demand.**

#### Explanation

- 6.68 Protecting existing levels of access to high quality open space, including allotments and community food growing sites, is an important part of supporting healthy communities. If the quantity, quality and accessibility of provision in Cannock Chase is to be maintained and enhanced, then it will be necessary to strictly control developments that would affect existing provision.
- 6.69 Allotments and community gardens are likely to have a good level of community involvement, and be managed for the benefit of local community with emphasis on healthy living.
- 6.70 The National Society of Allotment and Leisure Gardeners (NSALG) recommends a quantitative standard of provision of 20 plots per 1,000 households (about 9.1 plots per 1,000 people assuming an average household size of 2.2 people). The size of an allotment plot is 250 square metres (0.025ha). This standard of provision would be equivalent to 0.23 hectares of allotments per 1,000 people.



## 6. Local Plan Policy Options

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

- 6.71 Local standards have been adopted by the District Council, informed by nationally recognised standards, to guide developers of requirements.

| Typology and Definition of Primary Purpose   | Size-based standards<br>(Hectares per 1,000 population) | Distance-based standards<br>(Walking Distance in metres) |
|--|---|--|
| <b>Allotments and community gardens</b><br>Dedicated and secure site for the growing of non-commercial fruit and vegetables. Likely to have a good level of community involvement. Managed for benefit of local community with emphasis on healthy living. | 0.125   | See CCDC Open Space Strategy                             |

- 6.72 National and local guidance on the general specification of allotments and community gardens should be followed in the design of the provision.

- 6.73 There is a waiting list for allotments for rent from Cannock Chase Council. The current provision is at the following locations:

- The Stadium, Pye Green – 14 plots;
- Rumer Hill, Cannock - 20 plots;
- Burn Street, Chadsmoor - 1 plot;
- Girton Road, Cannock -15 plots;
- School Close, Norton Canes - 4 plots;
- Rear of St Johns Road, Cannock - 3 plots;
- Oaks Drive, Cannock - 13 plots; and
- Ravenhill, Rugeley - 19 plots.

### List of Relevant Evidence

- The National Allotment Society – [www.nsalg.gov.uk](http://www.nsalg.gov.uk)
- [Open Space Assessment Study 2022](#)

## **POLICY SO2.5: PROVIDING OPPORTUNITIES FOR HEALTHY LIVING AND ACTIVITY THROUGH ACTIVE DESIGN**

### **Introduction**

- 6.74 National planning policies (NPPF 2021) require local plans to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Local plan policies should ‘enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure and layouts that encourage walking and cycling’ (NPPF paragraph 92(c)).



## 6. Local Plan Policy Options

### Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

- 6.75 The National Design Guide (2021) identifies the value of active travel, where priority is given to pedestrian and cycle movements. In well-designed places, people should not need to rely on the car for everyday journeys, including getting to workplaces, shops, schools and other facilities, open spaces or the natural environment.
- 6.76 The concept of 'Active Design' (add link) is rooted in Sport England's aims to promote the role of sport and physical activity in creating healthy and sustainable communities. The principles of Active Design include walkable communities, connected walking & cycling routes, networks of multifunctional open space, and high quality streets and spaces. Local Plan consultation has demonstrated support for increasing the role of active travel (and public transport).

#### **POLICY SO2.5: PROVIDING OPPORTUNITIES FOR HEALTHY LIVING AND ACTIVITY THROUGH ACTIVE DESIGN**

Major development proposals will, in accordance with the principles of Active Design and the relevant Local Design Guide, set out how opportunities to support healthy living and active travel would be created or enhanced, by:

- Enabling activity for all ages and abilities by creating the conditions for active travel between all locations by co-locating community and other facilities in accessible locations, and creating walkable communities, connected walking & cycling routes, networks of multifunctional open space, and high quality streets and meeting spaces.
- Providing infrastructure that will enable sport and physical activity to take place in a variety of locations both inside and around buildings.
- Providing well designed, safe and convenient routes for walking and cycling which are integrated with green and blue infrastructure and connected to wider networks (in line with Policy SO5.1: Accessible Development).
- Encouraging more walking and cycling through an improved public realm, way marking and convenient access to local work, shopping, health, education, leisure, green infrastructure and other facilities (in line with Policy SO5.4: Maintaining and Improving the Transport System).
- Linking to existing green infrastructure, safeguarding the 'Strategic Green Space Network', or providing additional green infrastructure (in line with Policy SO7.8: Green Infrastructure).

Any development proposals that would result in a reduction in the provision of opportunities for active travel will only be supported where:

- The proposed development supports the delivery of the Open Spaces Strategy (XXXX 2022); or
- An assessment has been undertaken which has clearly shown the facilities are surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in a suitable and accessible location.



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Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

### Explanation

- 6.77 The principles of Active Design include walkable communities, connected walking & cycling routes, networks of multifunctional open space, and high quality streets and spaces. As with any other green infrastructure, new and improved recreation facilities should be designed to serve other green infrastructure functions wherever possible, linking into the wider green infrastructure network.
- 6.78 'Active Travel' - walking and cycling – has obvious environmental, health, and economic benefits. Promoting active travel can contribute to reduced emissions of Nitrogen Dioxide, particulate matter and help to tackle climate change. It can also help people to meet recommended levels of physical activity and (by reducing road traffic congestion) also support local business.

### **List of Relevant Evidence**

- Joint Strategic Needs Assessment Annual Update (2019)
- Cannock Chase Open Space Assessment and Strategy (under preparation); and
- Government White Paper 'Planning for the Future' (August 2020)
- Open Spaces Assessment 2022



## 6. Local Plan Policy Options

### Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice

#### **STRATEGIC OBJECTIVE 3**

**To deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home which meets their needs by:**

- **Facilitating sustainable housing provision;**
- **Delivering sufficient housing to meet the District's own need and an appropriate and sustainable contribution to the wider housing market area shortfall where justified in adopted plans;**
- **Helping meet local need for affordable dwellings;**
- **Providing housing choices for an ageing population;**
- **Catering for the needs of different groups in the community.**

#### **Introduction**

6.79 Local Plans must contain strategic policies that make sufficient provision for housing within their area. The minimum amount of new homes Cannock has to provide to meet its own need during the plan period has been calculated using the standard methodology set out in national guidance. This requires the provision of 5,430 dwellings during the period 2018-2039. The Council monitors the provision of dwellings annually and 2103 dwellings have already been completed since 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2022, with further provision also under construction and with planning permission however there remains an unmet need and a need to provide flexibility to account for future fluctuations in the market.

#### **Neighbouring Authorities Housing Needs**

6.80 Local authorities must also co-operate with each other on strategic matters that cross local authority boundaries such as meeting housing need. The NPPF states that any housing needs which cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

6.81 At the time of preparing the Issues and Options consultation, Birmingham City Council had identified a need for housing which it could not meet within its administrative boundary. Work had been undertaken (via the 'duty to cooperate') across the local authorities which share the same housing market as Birmingham in order to establish ways to assist Birmingham to meet the shortfall identified (up to 2031 and this is being monitored through a joint housing supply statement

6.82 A number of authorities have contributed additional housing to help meet this identified shortfall. Our neighbouring authorities of South Staffordshire and Lichfield, who share the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) are proposing an additional provision for 4,500 and 2,665 homes through their Local Plans. These proposals include sites being released from the Green Belt to help meet the shortfall. Our other neighbouring authority is Stafford Borough and they are not part of the GBBCHMA.



## 6. Local Plan Policy Options

### Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice

- 6.83 At present the Association of Black Country authorities (ABCA) are preparing a joint Local Plan for the areas of Walsall, Sandwell, Wolverhampton and Dudley. Studies undertaken by ABCA have identified a dwelling shortfall of 29,260 between 2019-2038. ABCA has formally requested the authorities that share their housing market, including Cannock Chase District to assist in meeting their unmet housing needs.
- 6.84 Discussions with other members of the GBBCHMA and our neighbouring authorities have also been undertaken to ascertain whether they could accommodate some of the shortfall identified. As outlined previously both Lichfield and South Staffordshire Councils are already making a contribution to the shortfall. South Staffordshire have formally written to us asking if we are able to assist with the unmet housing need of the GBBCHMA and if we can provide sufficient land to enable them to reduce their proposed Local Plan Review housing target, they also advised that their evidence is indicating that 'South Staffordshire will need to release further Green Belt land through the Local Plan Review in order to meet its own needs and to make a proportionate contribution to the GBBCHMA's unmet housing needs.'
- 6.85 Lichfield District Council also wrote to us advising that they were certain that in order for them to deliver their spatial strategy and make a contribution to the wider housing needs arising from the GBBCHMA then they would not be able to accommodate all of the identified housing need on sustainable sites outside of the Green Belt. They therefore wrote to their neighbouring authorities to ascertain if there were any 'sustainable non-green belt sites or areas, in neighbouring authorities which meet your spatial strategy and which could be brought forward to meet Lichfield District Council's housing needs'. Lichfield District Council are further advanced in the plan making process than ourselves and have now submitted their plan. Their local plan does include removal of land from the Green Belt for residential development.

#### Assessment of Urban Capacity and Density

- 6.86 The Cannock Chase District Development Capacity Study (2022) has been prepared and published alongside this consultation. The Capacity Study identifies additional sites (capable of accommodating 10 or more units) that could be brought into the housing supply. A review of the existing employment sites has been incorporated, and the open space assessment has concluded that there is no surplus open space in the district.
- 6.87 The Capacity Study also considers the potential to increase the density of developments, it found that there was limited potential to increase capacity due to many of the sites already having planning permission. The SHLAA monitors the density of developments and includes a target of 50dph in the urban town centres of Cannock, Rugeley and Hednesford, 35dph in the sub-urban areas which accords with the Greater Birmingham HMA Growth Study. The site density is linked to the character area density zones in the Design SPD and site specific locations as many of the sites are small in area and the scope for increasing density can be more constrained.



## **6. Local Plan Policy Options**

### Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice

#### **Viability Assessment**

- 6.88 A Local Plan is required to deliver the levels of growth it identifies, so it needs to test if the sites within the plan and those that will be delivered through the policies in the plan are available, suitable and deliverable (NPPF paragraph 34). The draft Local Plan is therefore supported by evidence including the SHLAA, sustainability appraisal and viability assessment.
- 6.89 A viability assessment assesses if the development proposed through the Local Plan can be delivered given the policies which guide development. Sometimes the policies incorporated into the plan such as those requiring contributions to affordable housing provision and mitigating for the impacts of climate change involve additional costs to the developers. To test the impact of the policies on the delivery of the levels of growth required a viability assessment is undertaken.
- 6.90 The Viability Assessment is an iterative process and will be repeated at each stage of the local plan preparation.

#### **POLICY SO3.1: PROVISION FOR NEW HOMES**

##### **Introduction**

- 6.91 National planning policies support the government's objective of significantly boosting the supply of homes by ensuring that a sufficient amount and variety of land can come forward where it is needed. A local housing need assessment, conducted using the standard method in national planning guidance, has been used to inform the policies of this Local Plan. In addition to the local housing need figure, needs that cannot be met within neighbouring areas have been considered. Local planning policies should identify a sufficient supply and mix of sites, considering their availability, suitability and likely economic viability.
- 6.92 In rural areas, local planning policies should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should also support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs.

#### **POLICY SO3.1: PROVISION FOR NEW HOMES**

**The Local Planning Authority will plan, monitor and manage the delivery of housing from 2018 to 2039 in accordance with the spatial strategy and the site allocations set out in this Local Plan. Housing provision will be made for a minimum of 5,430 dwellings (net) to meet the objectively assessed local housing needs, and ensuring a sufficient supply of deliverable and developable land is available to deliver around 258 dwellings each year.**

**A further housing provision will be made for 500 dwellings to meet unmet needs of neighbouring areas, and ensuring a sufficient supply of deliverable and developable**





## 6. Local Plan Policy Options

### Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice

land is available where this be justified in an adopted Local Plan of Birmingham City Council, Walsall Council or the Association of Black Country Authorities.

New housing allocations are concentrated within the existing urban areas, or within planned expansion to the urban areas in accessible and sustainable locations, in accordance with the Spatial Strategy.

Priority has been given to the re-use of previously developed land, including the former Rugeley Power Station site, to meet housing needs.

The allocated housing sites are shown on the Proposals Map and are listed in Tables B and C.

There is a need to identify new locations adjacent to existing settlements to accommodate the balance of dwellings which cannot be built on sites within the existing urban areas of the District. The following sites include some or entire release of land within the Green Belt, they are therefore strategic housing allocations and are as follows;

- SH1 South of Lichfield Road, Cannock 700 dwellings;
- SH2 East of Wimblebury Road 410 dwellings;
- SH3 Land to rear of Longford House, Watling Street Cannock 45 dwellings;
- SH4 Land east of The Meadows Armitage Lane Brereton 33 dwellings; and
- SH6 Former Hart School, (Hagley Park), Burnthill Road, Rugeley: 145 dwellings

Development will achieve an average site density of 50dph in Cannock, Rugeley and Hednesford town centres and 35dph in the suburban areas.

In the rural areas only the following types of dwellings will be permitted:

- Infill development within the defined settlement boundaries set out on the proposals map;
- Affordable housing for local community needs on small rural exception sites;
- Changes of Use and conversion schemes;
- Development identified in Neighbourhood Plans reflecting local need and affordable housing provision respecting the local character and infrastructure of the area; and
- Dwellings to serve the essential need for an agricultural, forestry or other occupational worker in a rural area in accordance with national guidance.

#### Sites under Construction

6.93 **Table A** presents a list of the sites which were under construction at 01/04/2022. These sites form part of the housing supply (2018-39) and many of these sites have already delivered some of the completions to the housing supply for the District and form part of the current housing trajectory and five-year supply. As they have planning permissions which are being implemented, they do not have a specific site allocation policy.

#### **Table A: Sites under Construction**



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### Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice

| SITE REF.    | LOCATION  | AREA HA | CAPACITY (U/C AND N/S) |
|--------------|---|---------|------------------------|
| H1           | Land to the West of Pye Green Road, Hednesford (Northern end of site adj. Pye Green Road)                 | 13.40   | 262                    |
| H3           | Land to the West of Pye Green Road, Hednesford- Common Farm (SE corner at cross roads with Lime Pit Lane) | 1.50    | 3                      |
| H4           | County Grounds Depot, Cannock Road, Cannock   | 0.44    | 49                     |
| H11          | 108, 102-106 High Green Court, Cannock  | 0.10    | 8                      |
| H12          | Whitelodge, New Penkridge Road, Cannock   | 0.23    | 2                      |
| H44          | 268, Bradbury Lane, Hednesford  | 0.31    | 10                     |
| H55          | 77 Old Fallow Road, Cannock   | 0.25    | 11                     |
| Sub-total    |   |         | 345                    |
| H21          | Land between Wharf Road and Hardie Avenue, Rugeley  | 2.72    | 42                     |
| H25          | Main Road, Brereton (between Cedar Tree Hotel and Library)  | 0.53    | 27                     |
| H56          | Lea Hall Miners Welfare & Social Club, Sandy Lane, Rugeley  | 0.33    | 14                     |
| Sub total    |   |         | 83                     |
| H13          | Land off Norton Hall Lane and Butts Lane, Norton Canes  | 13.60   | 101                    |
| Sub-total    |   |         | 101                    |
|              | Minor/small sites under construction (SHLAA 2022)   |         | 124                    |
| <b>TOTAL</b> |   |         | <b>588-653</b>         |

#### Site Allocations

6.94 **Table B** lists the sites allocated for housing development within the Cannock Chase District during the period to 2039. Development of these sites had not started at 1<sup>st</sup> April, 2022. Each site has a site specific Local Plan policy drafted for them in **Chapter 8 Site Allocations - Table B**

6.95 The sites in Table B are considered suitable for residential development as they comprise sites which already have planning permission, are already allocated in an approved development plan for housing, form parts of larger sites which have planning permission,



## 6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice or are sites which the Council has already resolved to grant planning permission for housing.

| SITE REFERENCE | LOCATION   | CAPACITY FROM THE SHLAA |
|----------------|--|-------------------------|
| H16            | Land west of Pye Green Road, Hednesford Cannock (Land Northern end of the larger site        | 80                      |
| H17            | Land west of Pye Green Road, Hednesford Cannock (Adj.. Pye Green Road. Part of larger site ) | 73                      |
| H18            | Land adjacent and to the rear of 419-435, Cannock Road, Hednesford                           | 25                      |
| H45            | 23, Walsall Road, Cannock  | 12                      |
| H57            | Unit E & F, Beecroft Court, Cannock  | 20                      |
|                | <b>Sub Total</b>   | <b>210</b>              |
| H20            | Rugeley Power Station, Rugeley   | 1,000                   |
| M6             | Rugeley Market Hall and Bus Station, Rugeley   | 50                      |
| M7             | Land at Wellington Drive, Rugeley  | 20                      |
| H24            | Market Street garages, Rugeley (incorporating BT telephone exchange)                         | 28                      |
| H27            | Heron Court, Heron Street, Rugeley   | 10                      |
| H48            | Former Aelfgar School, Taylors Lane, Rugeley   | 58                      |
|                | Sub-total  | 1,166                   |
|                | <b>TOTAL</b>   | <b>1,376</b>            |

**Table B:** Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing.

6.96 **Table C** includes the sites which have been assessed as suitable for housing through the Cannock Chase District Development Capacity Study (2021) and Site Selection Methodology 2022 and which are considered as also able to provide housing during the plan period. Most are already listed in the Strategic Housing Land Availability Assessment.

**Table C:** Proposed Allocations – Additional Sites from Development Capacity Study



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Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice

| SITE REFERENCE | LOCATION  | CAPACITY         |
|----------------|---|------------------|
| H29            | Land at 521, Pye Green Road, Hednesford, Cannock                            | 80               |
| H30            | Land at Rawnsley Road, Hazel Slade  | 60               |
| M1             | Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock | 40               |
| H32            | Avon Road/Hallcourt Lane, Cannock   | 40               |
| M3             | Beecroft Road Car Park, Cannock   | 35               |
| H34            | Land at Chapel Street, Heath Hayes  | 30               |
| H35            | Land at Girton Road/Spring Street, Cannock                                  | <del>28</del> 24 |
| H36            | Park Road Offices, Cannock  | 25               |
| H37            | Police Station Car Park, Cannock  | 25               |
| H38            | Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock       | 24               |
| H39            | 26 - 28 Wolverhampton Road, Cannock   | 21               |
| H40            | Danilo Road Car Park, Cannock   | 20               |
| M4             | Backcrofts Car Park, Cannock  | 20               |
| M2             | Park Road Bus Station, Cannock  | 15               |
| H43            | 243, Hill Street, Hednesford, Cannock                                       | 13               |
| H46            | St. Chad's Courtyard, Cannock Road, Chadsmoor                               | 10               |
| H58            | Cromwell House, Mill Street, Cannock  | 12               |
| H59            | 54, Lloyd Street, Cannock   | 12               |
| H60            | 41, Mill Street, Cannock  | 15               |
| H61            | Cannock Chase High School, Lower Site, Campus, Hednesford Road              | -                |
| H62            | Springvale Area Service office, Walhouse Street, Cannock                    | 10               |
| H63            | Fmr. Rumer Hill Industrial Estate, Cannock                                  | 99               |
| Sub-total      |   | 630              |



## 6. Local Plan Policy Options

### Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice

|              |  |            |
|--------------|--|------------|
| H49          | Land at The Mossley, off Armitage Road     | 40         |
| H50          | Nursery Fields, St Michaels Road, Brereton | 35         |
| H51          | Castle Inn, 141, Main Road , Brereton      | 27         |
| H52          | Gregory Works, Armitage Road, Brereton     | 23         |
| H53          | Land off Lichfield Road, Rugeley           | 20         |
| H64          | The Fairway Motel, Horsefair, Rugeley      | 17         |
| Sub-total    |  | 162        |
|              |  |            |
| <b>TOTAL</b> |  | <b>792</b> |

#### Small Sites Contribution

6.97 Small sites form part of the housing supply. These comprise the sites of under 10 units. Delivery of these sites is monitored annually through the SHLAA. Guidance permits the capacity that these provide to be included within the trajectory for the 2018-2039 Local Plan. As the plan period is so long it is acceptable to estimate the contribution that small sites will make to meeting the housing requirement. These small sites are called windfall sites. There are some windfall sites which are currently known to us and these are listed in the SHLAA. All of the minor sites which are currently under construction are counted towards the overall housing requirement for the District during the plan period.

#### **Explanation**

6.98 The Council is required to meet the requirements identified in the housing delivery test. This requires provision to be made for 5,430 dwellings within the plan period and to maintain a minimum supply of five years' worth of housing sites throughout the plan period. The Council is also currently required to meet its duty to cooperate and has made provision which enables provision of dwellings to meeting cross boundary needs within the housing market area which may arise

6.99 Small sites and infill plots make a valuable contribution to the housing provision across the district and can help in meeting specific needs. However, within the non urban areas there is poorer provision of services and facilities as most of the essential services and facilities to meet daily needs are located within the urban areas, additional housing in non urban areas should therefore be minimised to safeguard our cherished countryside and should only be provided to support local needs where justified.



## 6. Local Plan Policy Options

### Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice

6.100 The Council recognises the valuable contribution made to the housing supply by those building their own homes and maintains an up to date register of those seeking plots for self-build and custom housebuilding. The Council identifies single plots for residential development within the SHLAA and this is currently in excess of the demand on the self build and custom- housebuilding register.

#### List of Relevant Evidence

- Local Housing Needs Assessment (LHNA) 2019
- Cannock Chase Green belt Harm Assessment (2020); and
- Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Housing
- Need and Housing Land Supply Position Statement (July 2020)
- Strategic Housing Land Availability Assessment 2022
- Development Capacity Study 2022
- Site Selection Methodology Paper 2022

### POLICY SO3.2: HOUSING CHOICE

#### Introduction

6.101 National planning policies (NPPF 2021) require local plans to assess the size, type and tenure of housing needed for different groups in the community (including those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers , people who rent their homes and people wishing to commission or build their own homes).

6.102 The National Design Guide (2021) acknowledges that well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. This includes people who require affordable housing or other rental homes, families, extended families, older people, students, and people with physical disabilities or mental health needs.

#### POLICY SO3.2: HOUSING CHOICE

**The Local Planning Authority will seek to deliver a wide choice of high quality homes which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities.**

**A mix of housing sizes, types and tenure appropriate to the area and as supported by local evidence should be provided, to ensure that there is a range of housing to meet the needs of existing and future residents. All phases of development should require the percentage of affordable housing required by this policy, unless otherwise agreed by the Council.**

**For developments above 10 homes, the percentage of dwellings which should be affordable housing is set out in the Table D below, the Council will adopt the governments minimum percentage for provision of First Homes<sup>45</sup>, with the**

<sup>45</sup> The current breakdown is therefore 25% First Homes, 60% rented and 15% intermediate housing.



## 6. Local Plan Policy Options

### Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice

remaining provision of affordable homes providing 80% for rent and 20% for intermediate housing, prioritising the delivery of rented whenever possible.

Where delivery on site is not feasible or viable, sites of 10-14 residential units and exceptionally on sites of 15 or more units financial contributions instead of on site provision may be accepted, financial contribution will be based on a formula in the evidence on viability (*in preparation*) which enables delivery on other sites and as calculated by the Council's Valuer. Where sites have a construction programme which is proposed to extend beyond 2 years, the planning obligation will provide for the affordable housing component of later phases to be reviewed based on updated viability evidence which may result in an increase of the affordable housing requirement.

The size, type and tenure of homes on sites of 15 or more units (including conversions) will be specified in the site allocation policy or where not specified will be in accordance with Table E below or its subsequent revisions. The housing mix in Table D will not be applied to developments falling within Class C2 of the Use Classes Order.

Self and custom build housing will be supported provided they meet the sustainable development, general amenity and design policies of this Local Plan.

Table D: Affordable Housing Provision per site

| Ward                       |                       | Affordable Housing |
|----------------------------|-----------------------|--------------------|
| Cannock and Bridgtown      | All development       | 20%                |
| Hednesford                 | 10 units - brownfield | 20%                |
|                            | All other development | 30%                |
| Rugeley                    | 10 units - brownfield | 25%                |
|                            | All other development | 35%                |
| Norton Canes & Heath Hayes | All development       | 35%                |

Table E: Housing Mix<sup>46</sup>

|   | 1 bedroom | 2 bedrooms | 3 bedrooms | 4+ bedrooms | Total |
|---|-----------|------------|------------|-------------|-------|
| Market housing                                    | 4%        | 24%        | 72%        | 0%          | 100 % |
| Affordable housing (rented and shared ownership)  | 12%       | 64%        | 16%        | 8%          | 100%  |
| Affordable housing/home ownership (those aspiring | 17%       | 40%        | 38%        | 5%          | 100%  |

<sup>46</sup> Table D contains derived data from Appendix A, figure 63, and may not sum due to rounding.



## 6. Local Plan Policy Options

### Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice

|                     |  |  |  |  |  |
|---------------------|--|--|--|--|--|
| to<br>homeownership |  |  |  |  |  |
|---------------------|--|--|--|--|--|

**Where market housing is supported by access to high quality digital infrastructure on first occupation<sup>47</sup>, a flexibility of 4% will be permitted across the dwelling sizes to facilitate homeworking.**

#### Explanation

- 6.103 The latest evidence identifies there is a need for affordable housing and there is a need to restore the balance in the housing market by providing more smaller dwellings suited to young and older people and housing suitable for households with specific needs. The LHNA does identify the need of those with aspiration to enter the housing market but who would be unable to afford normal market housing. Some of this need is met by the private rented sector and through the provision for First Homes. The NPPF seeks a minimum level of provision of 10% for affordable home ownership unless local circumstances dictate otherwise.
- 6.104 Evidence shows the need for affordable dwellings across the district will not be met in entirety by this plan it is therefore appropriate to require a higher level of provision and to safeguard the provision made by the plan to ensure the amount of dwellings which remain affordable in perpetuity delivers this strategic objective.
- 6.105 The Viability Assessment prepared to support the Local Plan has demonstrated that the affordable housing provision shown in Table D is viable. All affordable units shall be provided on site unless robustly justified. Where robustly justified the requirement can be met by providing an off-site provision or commuted payment in lieu of an on-site provision to deliver affordable units. Any financial contribution will be calculated by the Council's Valuer prior to the planning permission being issued.
- 6.106 Where a proportion of affordable housing is required - whether via on-site provision or off-site contribution - development proposals will include an Affordable Housing Statement. The Statement should include an explanation and/or plans as to how the proposal meets the relevant policy requirements in respect to tenure type, house type and location.
- 6.107 Where a site has been sub-divided, phased or is not being developed to its full potential so as to fall under the affordable housing threshold the Council will seek a level of

<sup>47</sup> Cannock Chase district is quite well served with superfast broadband at 99.54% and are currently 26.70% gigabit capable. It is highly likely suppliers such as Openreach and Virgin will start to address the gigabit capable service, given the majority of the premises in Cannock Chase ought to be commercially viable. Openreach have already announced the Cannock exchange for upgrade to full fibre within their First Fibre programme.





## 6. Local Plan Policy Options

### Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice

affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the allocated or identified site. On larger phased developments, affordable housing will be distributed evenly throughout the phases to avoid some phases being dominated by affordable or market housing.

- 6.108 The tenure mix and type of affordable provision will be agreed with the Council's housing manager on a site by site basis and secured through an appropriate legal agreement. Such agreements will be expected to ensure the affordable housing will remain at an affordable price for future eligible households, or for the subsidy or any receipts to be recycled to alternative affordable housing provision.
- 6.109 Self-build/custom house build ratio will be in accordance with the NPPF and monitored through the Authority Monitoring Report.
- 6.110 Recent evidence showed levels of homeworking below the regional and national average, with only 7.9% of persons working from home, compared to nearly 12% across the West Midlands and 13% across the UK. Homeworking supports the Council's objective to address the climate change emergency and local economy. Connection to the latest high speed digital infrastructure available locally is necessary to support efficient home working as well as other household requirements. The percentage of older persons in the district will increase during the plan period. Intergenerational living can promote health and well-being especially in the older population and reduce the length of hospital stays. The level of demand within the district is currently unknown and can be addressed through delivering high quality housing as set out in Policy SO3.3.

#### **List of Relevant Evidence**

- Local Housing Needs Assessment (2019)
- Local Plan Viability Assessment (2022)

### **POLICY SO3.3: DELIVERING HIGH QUALITY HOUSING**

#### **Introduction**

- 6.111 National planning policy (NPPF 2021) requires local plans to set clear expectations for the quality of the places to be created and how this can be maintained. This can be achieved by ensuring that masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community.
- 6.112 The National Design Guide (2021) notes that well designed homes and buildings are efficient and cost effective to run. They should be designed to help to reduce greenhouse gas emissions, have good ventilation, avoid overheating, minimise sound pollution and have good air quality. Well-designed homes and communal areas within buildings should provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation. Where a



## 6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice need is identified, the National Design Guide advises that Local Plans may adopt the Nationally Described Space Standards and those for accessibility and water.

### **POLICY SO3.3: DELIVERING HIGH QUALITY HOUSING**

**Housing development should be of a high quality in terms of its design and resilience, and provide adequate space to achieve good living standards.**

**New dwellings (including conversions of existing properties into flats) should be of sufficient size and layout to provide good quality accommodation to meet the needs of their occupants, with developers required to meet Nationally Described Space Standards. Sufficient external amenity space or private gardens should also be provided.**

**Developers will be required to provide suitable housing for households with health problems or disabilities. Developments which provide a minimum of 60% of their total number of units as suitable for households with health problems or disabilities will be supported. This could be through the provision of dwellings, single level accommodation such as bungalows and ground floor flats which comply with Part M(2) or Part M(3) of the current Building Regulations (as a minimum) or can be easily adapted to meet these standards.**

### **Explanation**

- 6.113 The Council has sought to enhance the attractiveness of the District and increase the number of workers residing in the district from the professional, financial and managerial sectors. The nationally described space standards will assist the aim of the authority by sending a clear message to developers that poor quality housing will not be tolerated and will enhance the health and well being of its residents, the standards will encourage greater numbers of persons to work from home which will also assist the Council in achieving its ambitions of zero carbon.
- 6.114 Current standards for amenity space are specified in the Design SPD, there is a need to consider a standard for care homes and 1 bedroom properties and increase the density of development. It is appropriate to reconsider the local standard rather than just reflect the national standard, and this will be done through the preparation of the Local Design Guides.
- 6.115 During the plan period the age profile of the population is forecast to change with a rise in the proportion of older residents, particularly those aged 70+ and a substantial growth in households which have health problems or disabilities which affect their housing requirement, whilst this type of need is more prevalent amongst older persons it is not exclusive to them.
- 6.116 The Local Housing Needs Assessment identifies that 60% of all new housing should be suitable for the needs of households with health problems or disabilities that affect their housing requirement to meet future forecasts and deficiencies in the existing housing



## 6. Local Plan Policy Options

### Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice

stock. It supports the need for a target of 13% of all housing to meet M4(3) Category 3 requirements which requires dwellings to be suitable for wheelchair users and supports the need for a target of 47% of all housing to meet M4(2) Category 2 requirements, which enable dwellings to be accessible and adapted in the future for persons with reduced mobility.

6.117 Where conversion relates to listed buildings the protection and safeguarding of the significance of the heritage asset will be prioritised over the need to deliver accessible and adaptable dwellings.

#### List of Relevant Evidence

- Local Housing Needs Assessment 2019

### **POLICY SO3.4: GYPSIES, TRAVELLERS AND TRAVELLING SHOW PEOPLE**

#### Introduction

6.118 National planning policies require local plans to assess the size, type and tenure of housing needed for different groups in the community, including travellers. [‘Planning Policy for Traveller Sites’](#) (updated 2015) sets out the government’s policies on how travellers’ housing needs should be assessed. For the purposes of local planning policy, ‘Travellers’, ‘Gypsies and Travellers’, ‘Travelling Showpeople’, ‘pitches’ and ‘plots’ are as defined in Annex 1 of the national guidance.

#### **POLICY SO3.4: GYPSIES AND TRAVELLERS AND TRAVELLING SHOW PEOPLE**

The identified local needs for Gypsy and Traveller pitches (for those who meet the definition of travellers in national policy) and Travelling Showpeople plots will be met via:

- The safeguarding of existing authorised sites for Gypsies and Travellers and Travelling Showpeople from development which would preclude their continued occupation by these groups, unless acceptable replacement accommodation can be provided, or the site is no longer required to meet an identified need.
- The delivery of sites with planning permission, allocated sites and other sites granted planning permission during the Plan period in accordance with the criteria set out within this Policy. Additional pitches and plots will be delivered within the District at the following locations to meet the following local needs for at least the first five years of the Plan (from adoption):

| Site Reference/Site Address         | Number of pitches or plots | Planning permission/allocation |
|-------------------------------------|----------------------------|--------------------------------|
| Land at Cannock Wood Road, Rawnsley | 3                          | Allocation Policy GT1          |



## **6. Local Plan Policy Options**

### **Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice**

**To meet the longer term need (identified in the GTAA 2019) for a further 7 residential pitches, proposals for new sites for Gypsies and Travellers and 9 plots for Travelling Show-people outside of the Green Belt will be supported provided that:**

- **The site is suitable in terms of highway safety, vehicular access , parking, turning and has access to essential services such as water supply, sewerage, drainage, and waste disposal;**
- **There is adequate provision for on-site facilities including storage, play, and on-site utility/amenity blocks for the number of pitches or plots proposed;**
- **The site is well designed to ensure that a high standard of residential amenity is maintained for the occupiers of the site and the occupiers of existing neighbouring properties.**
- **The site is landscaped to give privacy between pitches for satisfactory residential amenity both within the site and with neighbouring occupiers.**
- **The site does not detrimentally affect the amenity of local residents by reason of on-site business activities, noise, disturbance, or loss of privacy.**
- **Proposals for sites accommodating Travelling Show people should additionally allow for a mixed use yard with areas for residential provision and the storage and maintenance of equipment. All other proposals for mixed residential and business activities will be assessed on a site specific basis, taking the above criteria into account.**

**Proposals for new sites for Gypsies and Travellers and Travelling Showpeople in the Green Belt will not be allowed unless the applicant has demonstrated that very special circumstances exist that clearly outweigh the harm to the Green belt and any other harm having had regard to the criteria set out above, national policy requirements and any other material planning considerations, including being:**

- **Proportionate to the scale of the nearest settlement, its local services and infrastructure.**
- **Located with reasonable access to a range of services, such as shops, schools, welfare facilities or public transport and/ or is in proximity to the A5 transport corridor.**
- **Compatible with landscape, environment, biodiversity and heritage assets as well as physical and visual character of the area.**

**Any development granted planning permission under this policy will be subject to a condition limiting occupation to Gypsies and Travellers or Travelling Showpeople, as appropriate.**

### **Explanation**

- 6.119 Gypsies and Travellers and Travelling Showpeople are recognised as having specific housing needs. The GTAA 2019 has identified that the A5 is still a main travelling route. In recent years the gypsy and travelling community have been successful in securing sites in the District. Due to the need to be flexible to enable the gypsy and travelling show persons community to meet their needs throughout the plan period a criteria based policy is also considered appropriate at this time.



## 6. Local Plan Policy Options

### Objective 3: Delivering a Sufficient Supply of Homes To Provide for Housing Choice

- 6.120 Local circumstances have resulted in sites being located beyond the urban areas and settlement boundaries of the District, much of which is Green Belt. The policy has been established through work undertaken to inform the Council's Design SPD and GTAA. The Design SPD provides further detailed guidance for example in relation to the size of on-site facilities, lighting and boundary treatments. The policy will enable the gypsy and travelling show people's community to maintain their nomadic lifestyle and safeguards their health and well being. The SPD will be updated as appropriate and delivery of sufficient pitches/plots will be monitored through the Authority Monitoring Report.
- 6.121 Other policies will be relevant to the consideration of proposals, such as Cannock Chase SAC and sites which are prone to flooding.

#### **List of Relevant Evidence**

- Gypsy and Traveller and Travelling Show people Accommodation Assessment 2019
- Green Belt review Part 1
- Gypsy, Traveller and Travelling Showpeople Accommodation Background Paper 2022
- Site Selection Methodology Paper 2022



## **6. Local Plan Policy Options**

### Objective 4: Encouraging a Vibrant Local Economy and Workforce

#### **STRATEGIC OBJECTIVE 4:**

To encourage a vibrant local economy and workforce by:

- **Championing clean growth principles to support a highly productive, clean and resilient economy;**
- **Safeguarding existing employment areas for employment uses;**
- **Providing employment opportunities in locations which best respond to market demands and which will attract inward investment;**
- **Ensuring that business locations and centres are accessible by public transport from all areas of the District, reducing travel needs where possible;**
- **Supporting the development of town centres as hubs for commercial uses such as offices, leisure and culture uses, residential opportunities and community activities;**
- **Providing a range of sizes and types of employment sites to meet modern business needs;**
- **Supporting sustainable tourism and the rural economy, balanced with the protection of the AONB and the District's two SACs;**
- **Ensuring the land based economies of the District, including agriculture and forestry, can continue to operate, diversify and prosper;**
- **Encouraging the development of Live Work units;**
- **Providing for local employment and the development of skills.**

#### **POLICY SO4.1: SAFEGUARDING EXISTING EMPLOYMENT AREAS FOR EMPLOYMENT USES**

##### **Introduction**

6.122 National planning policies acknowledge the role of local plans in the creation of the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

#### **POLICY SO4.1: SAFEGUARDING EXISTING EMPLOYMENT AREAS FOR EMPLOYMENT USES**

**The existing Employment Areas (listed in the Explanatory Text) will be safeguarded and their redevelopment for non-town centre offices, industry and warehousing (formerly Class B of the Use Classes Order) will be supported.**

**Proposals for the change of use of the existing and future Employment Areas (including vacant sites with a lawful use for employment purposes) will only be**



## 6. Local Plan Policy Options

### Objective 4: Encouraging a Vibrant Local Economy and Workforce

permitted if there are overriding and demonstrable economic, regeneration and sustainable community benefits from doing so:

- There is a demonstrable ongoing availability of land supply at other suitable locations for employment use; and
- There is no reasonable prospect of the site being used for employment use in the future, due to the poor quality of the site/unit, the extent to which the site/unit is no longer viable for use or redevelopment for employment use. As shown by evidence of comprehensive marketing of the site for at least 12 months which demonstrates that there is no reasonable prospect of a manufacturing or warehousing use continuing; and
- The redevelopment of part of the site for other uses does not affect the viability of existing businesses on the remainder of the employment area site; and
- There are demonstrable benefits arising from the proposal, including improvements to local residential amenity (where applicable) and environmental amenity.

**All employment sites will be protected from inappropriate neighbouring development that will adversely affect the employment operations taking place on the site.**

#### Explanation

6.123 The Council seeks to retain primarily employment generating uses on sites where evidence demonstrates that the sites is still viable for employment use and that redevelopment will not provide the benefits where relevant, defined above. The Council wishes to support inward investment, economic development and regeneration and have a balanced portfolio of employment land and recognises this will include a variety of size, type, location and quality of employment sites. High quality employment sites exist in the district at Kingswood Lakeside and Towers Business park and their retention for employment generation and higher job density are particularly important to the district.

6.124 The assessment of the existing employment areas, EDNA update 2021, ELAA and a review of the sites for the development capacity work identified that the District's employment areas are still performing important economic roles and providing a mixture of land and premises for a range of users. Evidence suggests they can currently contribute approximately 17 hectares of land to the employment land supply. For sites where there are quality issues to be addressed elements of these areas may be appropriate for non-employment uses, particularly those listed in policy SO4.2 which can support the enhancement and attractiveness of the employment area.

6.125 The Existing Employment Areas (at July 2022) are listed below:

Cannock, Hednesford and Heath Hayes Employment Areas:

- Kingswood Lakeside;
- A5 Corridor North;
- A5 Corridor South;



## 6. Local Plan Policy Options

### Objective 4: Encouraging a Vibrant Local Economy and Workforce

- Bridgtown Business Area;
- Hawks Green North;
- Hawks Green South;
- Hollies Business Park;
- Intermodal Site;
- Keys Business Park;
- Park Plaza/Heritage Park;
- Walsall Road;
- Anglesey Business Park;
- Watling Street Business Park;
- Chasewood Park Business Centre;
- Cannock Wood Industrial Estate; and
- EDS Couriers, Wimblebury Road.

#### Rugeley and Brereton Employment Areas:

- Towers Business Park;
- Brereton Business Park; and
- Power Station Road Business Area.

#### Norton Canes Employment Areas:

- Norton Canes Business Area; and
- Lime Lane.

#### **List of Relevant Evidence**

- Economic Development Needs Assessment (2019)
- Economic Development Needs Assessment Update July 2020
- Employment Land Availability Assessment 2020

### **POLICY SO4.2: PROVISION FOR NEW EMPLOYMENT USES**

#### **Introduction**

6.126 National planning policies (NPPF 2021) require local plans to set out a strategy which encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration. Local plans should identify strategic sites, for local and inward investment to meet anticipated needs over the plan period. Planning policies should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology





## 6. Local Plan Policy Options

### Objective 4: Encouraging a Vibrant Local Economy and Workforce

industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

- 6.127 The EDNA (2019) recommends that a range of employment land of 46 to 66 hectares (net) including flexibility is made available during the period 2018-38 split between the following uses:
- 80% industrial/distribution and warehousing;
  - 20% office Class E (g) (i)/(ii) office/ and D and Class E (g) (iii) light industrial.
- 6.128 The Employment Land Availability Assessment 2022 (ELAA) monitors the supply of employment land in the district. It provides a list of sites which are readily available for employment such as sites which have planning permission and also includes sites put forward for consideration for employment purposes. The ELAA identified that there have been 16.59 hectares of employment land completed since 2018.

### **POLICY SO4.2: PROVISION FOR NEW EMPLOYMENT USES**

**A flexible supply of employment land and premises will be maintained to support investment and expansion of existing businesses as well as for new inward investment by businesses.**

**The Local Planning Authority will provide for up to 66 hectares of land for office, manufacturing and distribution employment development during the period to 2039. This will provide for a range of sizes and types of employment to meet business needs and encourage inward investment, resilience and new investment and create a balanced portfolio of employment land. It will grow sectors which promote clean growth principles and renewable technologies.**

**The following employment sites (22 hectares) are allocated to protect them for employment uses and are shown on the Proposals Map.**

**In order to accommodate our local need there is a need to remove land from the Green Belt, the site SE1 at Kingswood Lakeside, Cannock is therefore a strategic employment allocation.**

**Site specific policies for the following sites are in Chapter 8**

**Table F: Employment site allocations**

| Site Ref. | Site  |
|-----------|---|
| SE1       | Kingswood Lakeside Extension 2, Norton Canes  |
| E4        | Former Power Station off A51(adjacent to Towers Business Park), Rugeley                     |
| E5        | Rugeley Power Station, Rugeley  |
| E6        | Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton |
| E7        | Power Station Road (Land South of Rugeley Eastern By-pass), Rugeley                         |
| E8        | Power Station Road, Rugeley   |
| E14       | Hill Farm, 84, Hayfield Hill, Cannock Wood, Rugeley   |



## 6. Local Plan Policy Options

### Objective 4: Encouraging a Vibrant Local Economy and Workforce

- E15 Cannock Elim Church, Girton Road, Rumer Hill, Cannock
- E16 Land Off Norton Green Lane, Norton Canes
- E17 Land off Norton Hall Lane, Butts Lane, Norton Canes

**Proposals for new employment development should safeguard and enhance active travel and sustainable travel opportunities, and accessibility to green infrastructure.**

**Proposals for new employment development within Use Class E will be directed to the town centres. Proposals for office uses in non-town centre locations will need to demonstrate that sites in the town centre are not suitable and viable.**

**Proposals for new employment development providing new units of between 1,000-3,000sqm for manufacturing and distribution will be encouraged.**

**Proposals for new employment development involving distribution (B8) uses and large numbers of HGV movements will be directed to areas with good access to the parts of the Strategic Road Network where impacts upon air quality can be avoided and mitigated.**

**Proposals which enhance the existing employment areas through provision of supporting infrastructure including nurseries, afterschool clubs and other uses which enable the working population to have easily accessible network of family care and support will be encouraged.**

#### Explanation

- 6.129 The Local Plan will support the District Council's Economic Growth Strategy in providing opportunities for inward investment by new employers. In addition to the land at the West Midlands Interchange, this will widen the economic base and strengthen the resilience of the area.
- 6.130 Evidence shows a need for small units to support economic development of the small scale manufacturing and indigenous businesses to help insulate the District from future economic downturns.
- 6.131 Enhancements to and the development of infrastructure can assist employment areas adapt to change and support the health and well being of employees and their families and support the move to zero carbon.
- 6.132 Sites are available for offices and other Class E uses within the town centres in sustainable and accessible locations and footfall will increase vitality and viability of centres. For the purposes of this policy offices are classed as those falling within Class E (g) (i)/(ii) office/ Rand D and Class E (g) (iii) light industrial.
- 6.133 The following sites are considered able to contribute to the employment land supply within the existing employment areas and further land is likely to become available during the plan period, the sites below total approx. 16 hectares.



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Objective 4: Encouraging a Vibrant Local Economy and Workforce

**Table G Sites within the existing employment areas**

|  |
|--|
| Ridings Park (plots 8-10), Eastern Way, Hawks Green, Cannock                                   |
| Former Hawkins Works, Watling Street, Bridgtown, Cannock (2 sites)                             |
| Gestamp, Watling Street/Wolverhampton Road, Cannock  |
| Delta Way Business Park, Longford Road, Cannock, WS11 0LJ                                      |
| Albion Works, Gestamp Tallent, Wolverhampton Road, Cannock, WS11 1LY                           |
| Towers Business Park Phase II, Wheelhouse Lane, Rugeley  |
| Granurite Ltd and Rugeley Tyre Service, Bostons Industrial Estate, Power Station Road, Rugeley |
| Power Station Road, Rugeley (ELAA site RE8, RE7, RE4a)   |
| The Lead Mill, Rolling Mill Road, Cannock, WS11 9UH  |
| Former JCB, Rugeley  |
| Former Porcelain Works, Old Hednesford Road, Hednesford  |
| Former ATOS Origin Site, Walsall Road, Cannock   |
| Northwood Court, Hollies Avenue, Cannock   |
| Unit 12, Conduit Road, Norton Canes  |
| Lakeside Business Park, Cannock  |
| Progress Drive, Cannock  |
| Orbital Way, Cannock   |
| Cannock Wood Industrial estate   |
| Yates Bros Sports and Social Club, Lime Lane, Pelsall WS3 5AS                                  |

### List of Relevant Evidence

- Economic Development Needs Assessment (2019)
- Economic Development Needs Assessment Update July 2020
- Employment Land Availability Assessment 2022

### **POLICY SO4.3: SUSTAINABLE TOURISM AND THE RURAL ECONOMY**

#### **Introduction**

- 6.134 National planning policies (NPPF 2021) require local planning policies to enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. Local planning policies should also enable sustainable rural tourism and leisure developments which respect the character of the countryside, and the development and diversification of agricultural and other land-based rural businesses.
- 6.135 Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously



## 6. Local Plan Policy Options

### Objective 4: Encouraging a Vibrant Local Economy and Workforce

developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

#### **POLICY SO4.3: SUSTAINABLE TOURISM AND THE RURAL ECONOMY**

Support will be given to development proposals in suitable locations within the rural areas of the District which support the rural economy and which safeguards and/ or enhances the character and openness of the rural area.

Subject to the provisions of this Local Plan, proposals in the rural areas for the following types of development will be considered favourably:

- Appropriate and proportionate expansion of existing employment sites in order to support the retention of existing employment opportunities;
- Proposals to reuse suitable buildings for employment uses and tourist accommodation;
- Development which assists in the sustainable diversification and development of agriculture, forestry and other land based rural businesses;
- Visitor and recreational facilities of an appropriate scale and nature which contribute positively to the long term sustainability and vitality of the rural economy;
- The use of the local canal network and the abandoned canal network to support economic growth that is proportionate to the scale and nature of their location.

The canal network and the abandoned canal network will be safeguarded along with sufficient space to enable the associated infrastructure such as locks and bridges to be reinstated so the long term potential can be realised.

Development proposals should demonstrate that:

- There are no adverse impacts on designated environmental assets (as defined in Policy SO7.1: Protecting, Conserving and Enhancing Biodiversity and Geodiversity, and Policy SO7.3: Special Areas of Conservation);
- The development would protect, conserve and enhance the Cannock Chase Area of Outstanding Natural Beauty, (as required by Policies SO7.4, SO7.5) and the Green Belt SO7.6);
- All tourism and visitor developments will display educational material on how visitors can access local attractions and use the Cannock Chase in ways that respect the natural beauty, biodiversity and history of the area as part of the mitigation package required to meet the objectives of the habitat regulations.

#### **Explanation**

- 6.136 Around 40 % of the District area is designated as part of the Cannock Chase Area of Outstanding Natural Beauty and attracts many visitors each year. Agriculture and forestry are an integral part of the District landscape and economy and around 60% of the District is designated Green Belt. The heritage of the area and the heritage sector has an important role in supporting sustainable tourism and the rural economy.



## 6. Local Plan Policy Options

### Objective 4: Encouraging a Vibrant Local Economy and Workforce

- 6.137 The policy supports the growth of sustainable tourism and the rural economy and balances this with the protections and enhancement of the AONB, the District's 2 SAC's and its other natural and historic assets, including the canal network and historic landscapes.
- 6.138 The reuse of rural buildings can support the rural economy, and the retention of attractive buildings which respect the local vernacular enhances the landscape and providing opportunities for local employment.
- 6.139 Opportunities exist in the district such as at the former Grove colliery which offer longer term opportunities for restoration of landscapes and other heritage assets through the development of open recreation uses, leisure and tourism focused activities.

#### List of Relevant Evidence

- Cannock Chase AONB Management Plan 2019-2024

#### **POLICY SO4.4: LIVE WORK ACCOMMODATION**

##### **Introduction**

- 6.140 National planning policies require local plans be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

#### **POLICY SO4.4: LIVE WORK ACCOMMODATION**

**Within residential areas, proposals for the development of live-work accommodation for residential (Use Class C3) and operational or administrative functions (Use Class E g (i)) will be supported to encourage entrepreneurship and regeneration. Residential amenity in the surrounding areas will be protected.**

##### **Explanation**

- 6.141 Whilst Class E uses will in general be directed towards our town centres, within the District there are instances of isolated buildings in employment use often within largely residential areas which can provide opportunities for live-work accommodation.
- 6.142 Much of the economy is indigenous to Cannock and highly localised. By enabling a variety of workspaces and ways of working such as live work accommodation, the Local Plan will encourage entrepreneurship and inward investment and reduce the need to travel for work. There has been an increase in the levels of working from home



## 6. Local Plan Policy Options

### Objective 4: Encouraging a Vibrant Local Economy and Workforce

and creation of local employment opportunities can provide support to the wider local economy and local centres.

- 6.143 The combination of uses has the potential to cause conflict from matters such as hours of operation and visits to the site so will need to be carefully considered to ensure a safe and attractive environment for existing and future residents.

#### List of Relevant Evidence

- EDNA (2019 and 2020)

### **POLICY SO4.5: PROVISION FOR LOCAL EMPLOYMENT AND SKILLS**

#### **Introduction**

- 6.144 The District Profile identifies there is a skills imbalance and a low level of educational achievement. Cannock Chase District Council, Staffordshire County Council and South Staffordshire College work in partnership with employers to develop employment and skills plans to help local people get into work or access training opportunities to upskill and reskill.

### **POLICY SO4.5: PROVISION FOR LOCAL EMPLOYMENT AND SKILLS**

**Proposals for major development where over 50 full time equivalent (FTE) jobs will be created during the construction phase will be accompanied by an Employment and Skills Plan.**

**Where 50 full time equivalent (FTE) jobs may be created by the proposed occupiers of the development, prior to the first operational phase of the property and Employment and Skills Plan will be submitted and agreed with the Authority.**

**The Employment and Skills Plans will demonstrate how the development will contribute to the training and employability of residents, especially young people.**

**This requirement will apply to changes of use as well as new build development, and includes temporary jobs such as those during the construction phase and permanent jobs/apprenticeships. The delivery of the Employment and Skills Plan will be secured through a legal agreement or planning condition as appropriate.**

#### **Explanation**



## 6. Local Plan Policy Options

### Objective 4: Encouraging a Vibrant Local Economy and Workforce

- 6.145 Many large companies already engage with the District Council when creating jobs within the District and actively encourage local training and employment creation. The District Council wants to work positively with employers and developers in the area to deliver a local skilled workforce during the construction phase and with future occupiers of premises. As the future occupiers are not always known at the time of submission of the planning application an employment and skills plan prior to commencement for the construction workforce and a separate employment and skills plan will be required for the pre-occupation for the operational workforce.
- 6.146 Employment and Skills Plans provide opportunities to provide local people with available vacancies, through mechanisms such as Jobs Fairs, and enable the FE colleges to ensure that relevant training opportunities and apprenticeships can be promoted.
- 6.147 It is an aim of the Council to support economic recovery and improve employability and training opportunities for local people to increase skill levels in order to promote resilience, reduce poverty, reduce the distance to travel for work, increase propensity to walk/cycle to work and contribute positively to the health and wellbeing of the population. The area has experienced a high proportion of young people with poor skills and educational attainment levels and the youth unemployment figure during the COVID-19 pandemic grew disproportionately.
- 6.148 It is acknowledged that different types of major development create very different numbers of jobs. For example supermarkets create more jobs per square metre than warehouse and distribution hubs. Further good practice guidance will be prepared by the Council.



## **6. Local Plan Policy Options**

### Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

#### **STRATEGIC OBJECTIVE 5**

**To support the provision of sustainable transport and communications infrastructure by:**

**Managing the need to travel by:**

- **Providing for major new development in accessible locations that can provide access for all sections of the community to work, shopping, health, education, leisure, green space and other facilities;**
- **Clustering the development of services and facilities in locations that can provide convenient access to all sections of the community;**
- **Ensuring major new developments provide for safe pedestrian and cycle movement within the scheme and to neighbouring areas, and are designed to accommodate high quality public transport services;**
- **Supporting the installation of high quality and resilient digital communication technologies to facilitate business development and remote working.**

**Supporting low carbon transport systems:**

- **Supporting the provision of electric vehicle charging points, and other infrastructure that may be required for alternative low and zero carbon transport options, including hydrogen vehicles;**
- **Supporting changes to the road network where they are related to the reduction of environmental impacts and the enhancement of public transport;**
- **Supporting sustainable freight distribution by road and rail.**

**Maintaining and improving the transport system:**

- **Achieving improvements to walking and cycling routes and supporting increased use of the canal network and towpaths as part of the integrated transport network;**
- **Securing the continued development of the Chase Line rail services, facilities and infrastructure as the preferred means of transport;**
- **Safeguarding land that is required for sustainable transport schemes, including road, rail, cycle ways and footpaths;**
- **Supporting the safe and efficient use of the highway network through traffic management schemes;**
- **Establishing standards for the provision of car and lorry parking.**

#### **POLICY SO5.1: ACCESSIBLE DEVELOPMENT**

##### **Introduction**

6.149 The NPPF (2021) notes that an appropriate scale and mix of uses can help to minimise the journeys needed to access employment, shopping, leisure, education and other activities. Development proposals should give priority first to pedestrian and cycle movements and where possible facilitate access to high quality public transport. Proposals should address the needs of people with disabilities and reduced mobility, and create places that are safe, secure and attractive. Development should also allow for the





## 6. Local Plan Policy Options

### Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

efficient delivery of goods, and access by service and emergency vehicle, and enable charging of plug-in and other ultra-low emission vehicles.

- 6.150 The National Design Guide (2021) states that patterns of movement for people are integral to well-designed places. Successful development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries.
- 6.151 The National Design Guide suggests that a well-designed movement network defines a clear pattern of streets that:
- is safe and accessible for all;
  - functions efficiently to get everyone around, takes account of the diverse needs of all its potential users and provides a genuine choice of sustainable transport modes;
  - limits the impacts of car use by prioritising and encouraging walking, cycling and public transport, mitigating impacts and identifying opportunities to improve air quality;
  - promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion; and
  - incorporates green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity.

#### **POLICY SO5.1: ACCESSIBLE DEVELOPMENT**

**All major development proposals will be in locations that can provide convenient access for all sections of the community to work, shopping, health, education, cultural, leisure, green space and other facilities. Developments which, individually or cumulatively, cause an unacceptable impact on the highway network in terms of safety, air quality, capacity or congestion will not be supported, unless it can be demonstrated that they can be satisfactorily mitigated.**

**Development proposals will set out, as appropriate, how and when the development will contribute to the delivery of:**

- **A reduction in the reliance on private cars, by locating the development where it can provide a full choice of viable, sustainable travel options, including walking, cycling and public transport, to access community services and facilities.**
- **Co-located shopping, education, and leisure facilities at convenient ‘hubs’ within a network of footpath and cycle routes.**
- **Well designed, safe and convenient routes for active travel, walking and cycling within the scheme and to neighbouring areas, and which are integrated with green and blue infrastructure and linked with wider networks.**
- **Sustainable and frequent public transport services to nearby Town and Local Centres which are accessible to all people,**
- **Layouts which have the capacity for public transport access along with high quality and well sign-posted walking connections to safe boarding points.**
- **Layouts which provide for safe traffic movement and vehicular access to, from and within the development, including the delivery of goods and access by service and emergency vehicles.**



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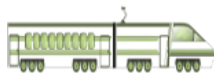
### Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

- **Travel options, in relation to all modes of transport, that are accessible to people with disabilities and people whose mobility is impaired by other circumstances.**
- **The use of technology and innovation to inform those travelling and provide integrated travel options in line with Policy SO5.2: Communication Technologies.**
- **The infrastructure required to support the use of low and zero carbon emission vehicles (in line with Policy SO5.3: Low and Zero Carbon Transport).**
- **A design and layout of the development which will prioritise and promote walking and cycling (in line with Policy SO5.3: Low Carbon Transport) and create new green infrastructure within the development which links to the 'Strategic Green Space Network' (as required by Policy SO7.8).**
- **The provision of appropriate community infrastructure within the development in line with Policies SO2.1: Safeguarding the Provision of Community Infrastructure and SO2.3: Provision of Active Leisure and Sports Facilities.**

**All major developments will set out how the development will meet the requirements of this Policy as part of a Design and Access Statement. Larger developments will be required to submit Transport Assessments and Travel Plans to set out clearly how the proposals they include will be implemented, monitored and evaluated.**

### Explanation

- 6.152 The Local Plan policies guide significant development to locations which are (or which can be made) sustainable. This means that the locations are better able to:
- Provide an inclusive network of transport options and choices so that everyone (including the one fifth of people who identify as having some sort of disability) is able to access the economic and social opportunities that are essential to physical and mental well-being;
  - Widen transport choice including the provision of high quality walking and cycling networks; where cycling infrastructure is segregated from the highway to increase safety and uptake of Active travel
  - Mitigate the impacts that the development has on the transport network (in terms of capacity, safety, pollution and congestion); and
  - Minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.
- 6.153 In line with national planning policies and design guidance, Local Plan Policies aim to ensure that development gives priority to pedestrian and cycle movements, and where possible facilitates access to public transport. Development will address the needs of people with disabilities and reduced mobility in relation to all modes of transport. Development will contribute to the creation of places that are safe, secure and attractive, and which acknowledge local character and design standards.
- 6.154 The NPPF (2021) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (paragraph 111).



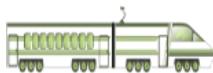
## 6. Local Plan Policy Options

### Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

- 6.155 A Transport Assessment and Travel Plan will be required for all major developments (over 200 dwellings, all major developments of A1-A5 uses over 800sqm, B1-B8 uses over 2500sqm, D1/D2 uses over 1500sqm). A Transport Assessment identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and the measures that will be needed deal with the anticipated transport impacts of the development. A Travel Plan is a management strategy to deliver sustainable transport objectives and should be regularly reviewed.
- 6.156 A Transport Statement will be required for any development generating or having a significant effect on vehicle or pedestrian movement or other transport movement.
- 6.157 The national Planning Practice Guidance sets out the content of a Transport Assessment and Transport Statement.
- 6.158 The thresholds for preparing Transport Assessments and Travel Plans will be set out in the relevant Local Design Guides and seek to be consistent with Department for Transport guidance set out in 'Cycle Infrastructure Design' (Local Transport Note 2020 LTN 1/20).
- 6.159 The National Bus Strategy and TfWM's Bus Vision document highlight that a high-quality bus network is essential for promoting sustainable travel patterns, with bus infrastructure (including bus priority measures, improved frequencies, good accessibility standard requirements and increased capacity) being key considerations. Good inter-modal connectivity and interchange facilities will ensure all modes (including cycling and walking networks, the rail network and the bus network) are joined up to create seamless journeys.
- 6.160 The growth in on-line retailing and has resulted in a sharp increase in the numbers of deliveries, particularly by vans, and the ways deliveries can be consolidated, the use of low and zero emission vehicles, cargo/E-cargo bikes and avoiding the need for repeat delivery attempts will be further investigated.
- 6.161 Cannock Chase District Council will continue to work closely with TfWM in the delivery of the developing West Midlands Key Route Network.
- 6.162 The Cannock Station Upgrade project and further improvements to Rugeley Train Station, Rugeley Trent Valley Train Station and its bus station will also bring benefits during the plan period.

#### List of Relevant Evidence

- National Planning Policy Framework (2019)
- Government White Paper 'Planning for the Future' (August 2020); and
- Government Consultation 'National Planning Policy Framework and National Model Design Code' (January 2021)
- DfT LTN 1/20 Cycle Infrastructure Design Guidance



## **6. Local Plan Policy Options**

### **Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure**

- Cannock Chase Integrated Transport Strategy supported by the Staffordshire LCWIP and subsequent revisions

### **POLICY SO5.2: COMMUNICATION TECHNOLOGIES**

#### **Introduction**

6.163 The NPPF (2021) acknowledges advanced, high quality and reliable communications infrastructure as essential for economic growth and social well-being and requires planning policies and decisions to support the expansion of electronic communications networks, including next generation mobile technology, and full fibre broadband connections. The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion.

#### **POLICY SO5.2: COMMUNICATION TECHNOLOGIES**

**The location and design of structures associated with the delivery of digital infrastructure shall be sympathetic to their surrounding area.**

**Applicants will be required to provide information that:**

- **demonstrates what alternative sites and design solutions have been considered and discounted; and**
- **sufficient information in the form of streetscene or contextual plans and wireframe images to allow a full assessment of the visual impact of the proposal on the character of the area and how this is moderated; and**
- **the public benefits of the proposed development in enhancing access to digital services.**

**All development proposals must incorporate high quality digital connectivity where appropriate.**

**Applicants will be required to demonstrate how they will deliver high quality digital connectivity through:**

- **The provision of plans and a statement, including a technical specification, demonstrating how the technology is to be incorporated in the development at the point of first occupation.**
- **Facilitating technologically advanced methods of communication for businesses and residents to allow remote working and reduce the need to travel;**
- **Providing and future proofing the infrastructure that is required to enable access to high quality and resilient digital connectivity;**



## 6. Local Plan Policy Options

### Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

#### **Explanation**

- 6.164 Connectivity between people and communities can be achieved through physical connections between different areas, usually by transport modes, but also by digital means the latest being Gigabit broadband connections and Full Fibre to Premises. Advanced, high quality and reliable communications infrastructure is essential for economic and social well-being. An increase in the distribution and effectiveness of digital connectivity supports the use of integrated journey planning and can often reduce the need to travel – for example by enabling remote working and virtual meetings. High speed digital connectivity is an important facility for business and residential property occupants, as well as those on the move. Our district currently has a lower proportion of persons working from home and has a high percentage of access to high speed broadband with 99.54% of premises being currently 26.70% gigabit capable<sup>48</sup>. The local authorities throughout Staffordshire have collaborated to ensure a high level of superfast broadband is available throughout Staffordshire. To increase the sustainability of the district it is important this level of high quality and resilient digital connectivity continues to improve. It is therefore essential that development supports the provision and improvement of the most up to date communications infrastructure that can serve residents and local businesses, including town centre services and sustainable transport. Where the delivery of the latest technology, currently gigabit – capable connectivity is not considered achievable the next best alternative technology should be provided. As a minimum appropriate ducting should be provided to future proof the development and which facilitates a provider delivering a service at a later date. Provision during the initial construction enables the new development to function sustainably and prevents the need to excavate in newly completed surfaces which is a waste of materials and damages the appearance/vision/beauty of the area. Staffordshire County council have indicated that they are willing to accommodate ducting within the highway, further guidance with regard to locating appropriate ducting within the highway will be issued by the highway authority.
- 6.165 Integrated journey planning and travel information enables residents and visitors to plan journeys and encourages the use of sustainable transport especially when using real-time information, the provision of ducting which enables provision for real time information encourages the use of sustainable transport.
- 6.166 Structures associated with the delivery of digital infrastructure will be located throughout the District, including within our town centres and other historic and sensitive environmental locations, The design of the technology is recognised as often stark in appearance and governed by operational constraints, the design and location of structures will need to respect the character of the area and be sympathetic to the surrounding area, unless the public benefits arising from that infrastructure outweigh the harm to the character of the area.

#### **List of relevant evidence**

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<sup>48</sup> Cannock district is quite well served with superfast broadband at 99.54% and are currently 26.70% gigabit capable. It is highly likely suppliers such as Openreach and Virgin will start to address the gigabit capable service, given the majority of the premises in Cannock ought to be commercially viable. Openreach have already announced the Cannock exchange for upgrade to full fibre within their First Fibre programme.



## 6. Local Plan Policy Options

### Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

- National Industrial Strategy (2017)
- Stoke-on-Trent and Staffordshire LEP Local Industrial Strategy (January 2020)
- Cannock Chase Economic Prosperity Strategy 2020-2030 (January 2020)
- [Gigafast Staffordshire](#)

#### **POLICY SO5.3: LOW AND ZERO CARBON TRANSPORT**

##### **Introduction**

6.167 National planning policy states that local planning policies should reduce our reliance on carbon-intensive modes of transport, and that development be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. 'Climate Change Adaptation and Mitigation' (Staffordshire County Council 2020) was commissioned to support the develop of an evidence base for new energy and sustainability policies being considered for Staffordshire County Council and its eight constituent Local Authorities. The Report found that the main source of emissions is related to heating buildings and transport. The report also identified a number of opportunities for reducing the carbon emissions that are caused by transport.

#### **POLICY SO5.3: LOW AND ZERO CARBON TRANSPORT**

**All major development proposals will contribute to the reduction of the reliance on carbon-intensive modes of transport, for example by supporting the take-up of ultra low emission vehicles, hydrogen vehicles, developing electric vehicle charging networks, accelerating the uptake of low emission taxis and buses investing in cycling and walking, and moving freight from road to rail.**

**All major developments will set out as part of the Design and Access Statement how they will:**

- **Support changes to the road network where they are related to the reduction of environmental impacts and the enhancement of public transport.**
- **Include the provision of electric vehicle charge points and, where appropriate and proportionate, other infrastructure that may be required for alternative low and zero carbon transport options, designate parking spaces for low emission vehicles, and facilitate low emission bus service operations.**
- **Support, as appropriate, sustainable freight distribution by road and rail.**
- **Ensure that the design and layout of the development will reduce reliance on private vehicles while promoting walking, cycling and public transport (as required by Policy SO5.1 'Accessible Transport').**

##### **Explanation**

6.168 Evidence has shown that emissions from transport are a major factor which detrimentally impacts upon the health and well-being, economy, and environment of our District and



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### Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

beyond. The District is part of not only a local transport network but also part of the strategic highway network. Changes to the Building Regulations in June 2022 now require electric vehicle charging points to be incorporated in many types of development. By further facilitating low carbon transport, the District will be able to benefit from the improvement to the health and wellbeing of our residents, environment, and economy which can be secured through the delivery of low carbon transport in the short term and beyond the plan period. The development of low carbon infrastructure will enable the sustainable regeneration of the District and deliver a resilient economy as we move towards the national target of net zero carbon by 2050, and achieving the Council's ambition of net zero carbon by 2030.

6.169 Cannock has the mid-Cannock rail freight depot and promotion of this will be supported where there is capacity on the rail network and consideration of the impact upon the local and strategic road network.

6.170 <sup>49</sup>

#### List of Relevant Evidence

- Government White Paper 'Planning for the Future' (August 2020); and
- 'Climate Change Adaptation and Mitigation' Staffordshire County Council (AECOM October 2020)

### **POLICY SO5.4: MAINTAINING AND IMPROVING THE TRANSPORT SYSTEM**

#### Introduction

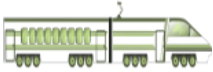
6.171 National planning policy requires that transport issues are considered from the earliest stages of plan-making and development proposals, so that the potential impacts of development on transport networks can be addressed, and opportunities from existing or proposed transport infrastructure are realised – for example in relation to the scale, location or density of development that can be accommodated.

#### **POLICY SO5.4: MAINTAINING AND IMPROVING THE TRANSPORT SYSTEM**

**The District Council will work in partnership with the local highway authority, transport stakeholders, developers, key funding partners and investors, and the local community to maintain and improve the transport system.**

#### **Development proposals will:**

- **Incorporate safe and accessible connections to sustainable modes of transport, having regard to the nature and location of the development site, and contribute towards the improvement of existing, and the provision of new, public transport services to maximise accessibility by non-car modes to essential services and facilities.**
- **Contribute towards transport infrastructure improvements that are necessary to mitigate the demonstrable impacts of the development upon the strategic and**



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### Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

**local highway network, public transport services, and cycle and footpath links within and beyond the site.**

- **Avoid compromising, and support where appropriate, the delivery of the transport infrastructure improvements that are associated with the development of other allocations made in the Local Development Plan. The Local Highway Authority will provide the Local Planning Authority with appropriate advice in this regard.**

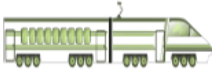
**The District Council will:**

- **Support proposals for traffic management and transport infrastructure that will: alleviate pinch points on the network; facilitate the delivery of planned development; provide for the safe and efficient use of the local highway network; reduce transport pollution and carbon emissions; protect the natural environment; and promote improved public health and wellbeing.**
- **Facilitate accessible non-car travel options, including the improvement of walking and cycling routes, cycle storage facilities, public realm and wayfinding signage, and the promotion of an increased use of the canal network and towpaths as part of the integrated transport network.**
- **Facilitate strategic partnerships with bus operators to deliver a high quality, high frequency bus services, and the continued development of rail services and associated facilities as the preferred means of transport to other areas, including Walsall, Birmingham, Stafford and Lichfield.**
- **Enable demand responsive transport services, including taxis and minibuses, to provide mobility at times and in locations where timetabled public transport services are not sustainable.**
- **Ensure that schools, higher education, GP & Hospital services and key employment locations are accessible by sustainable transport.**
- **Support improvements that will meet the transport needs of business - including the storage, distribution and delivery of goods – in more environmentally sustainable ways.**

### Explanation

- 6.172 Good accessibility is key to delivering sustainable development. By requiring development to maintain the current functioning of the transport system and supporting improvements to it the Local Plan will deliver economic, environmental and social net gain. In accordance with national planning policies and guidance, the Local Plan favours the development and improvement of sustainable modes of travel to services and facilities.
- 6.173 The requirement for new development to address the impacts it will have on the strategic and local highway network is an accepted part of the planning and delivery process. The mitigation of the impacts of new development can be achieved through on-site design and developer contributions to off-site traffic management and highway improvement schemes. A good example of the latter is provided by the sites allocated in this Local Plan that would, without mitigation, have adverse impacts on the existing





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### Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

levels congestion at Five Ways island. The Site Specific Policies set out the requirements to establish proportionate funding arrangements to deliver the necessary improvements to Five Ways island.

- 6.174 It is also essential that future development proposals do not inadvertently compromise the delivery of planned highway improvements. The local planning authority (in liaison with the local highway authority) will therefore assess all development proposals to safeguard the effective delivery of proposed highway improvements. Development proposals that include transport infrastructure or other elements that would ease existing levels of congestion would be considered favourably, subject to the other provisions of the Local Plan.
- 6.175 Walking and cycling (which also have obvious health benefits) are the most desirable and environmentally sustainable method of travel. There is potential to make better use of the canal network to increase the footpath and cycleway networks.
- 6.176 The next best option is to use public transport – rail and bus. The plan will facilitate the transformation of our current facilities to increase their accessibility, quality, attractiveness, distribution and frequency of public transport services as these are key to reducing dependence on the private car to access jobs, shops, leisure and recreation and services.

#### List of Relevant Evidence

- Government White Paper 'Planning for the Future' (August 2020)

### **POLICY SO5.5: HATHERTON CANAL RESTORATION CORRIDOR**

#### Introduction

- 6.177 The historical development of the District has provided a wealth of canal network assets which provide opportunities for cycling and walking as well as other benefits (e.g. tourism, green infrastructure and biodiversity). Ongoing initiatives by the Lichfield and Hatherton Canals Restoration Trust, propose the phased restoration of the Hatherton Canal, partly on a new alignment.

### **POLICY SO5.5: HATHERTON CANAL RESTORATION CORRIDOR**

**The proposed Hatherton Canal Restoration Corridor, as shown on the Proposals Map, will be protected from development that would prevent the future implementation of the canal restoration project.**

**The Restoration Corridor will be protected to enable the development of the canal waterway and associated infrastructure, including locks, bridges, boat turning areas and towpaths.**



## 6. Local Plan Policy Options

### Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

**The implementation of the restoration project will provide opportunities for sustainable transport links and improved biodiversity along the length of the safeguarded route.**

**Proposals for development adjacent to the protected Corridor will respect and enhance the setting of the canal. Development will be designed to use the canal frontage in order to reduce fear of crime and achieve good design in an attractive and safe environment.**

**The implementation of the restoration project will need to take into account the advice of statutory bodies on water quality, water supply and environmental issues.**

#### Explanation

- 6.178 Cannock Chase Council has protected the alignment of the Hatherton Canal since 1997 through a safeguarded route policy in the Cannock Chase Local Plan 1997 and publication of the route (with amendments) in the Key Diagram of the Cannock Chase Local Plan (Part 1) 2014.
- 6.179 The route is being promoted and developed by the Lichfield and Hatherton Canals Restoration Trust who have land ownership and substantial infrastructure in place along parts of the route, in and adjacent to Cannock Chase District. The route corridor is also protected via cross boundary co-operation with the neighbouring Council areas of South Staffordshire and Walsall Metropolitan Borough.
- 6.180 The Lichfield and Hatherton Canals Restoration Trust and the Inland Waterways Association supported the continued protection of the route during the Local Plan Review - Issues and Options Consultation and in previous Local Plan consultations. The original restoration route is set out in a Feasibility Study commissioned by the Trust, with the later route amendments incorporated within a supplementary study.
- 6.181 The Canal Restoration is a long term project and the continuing protection of the corridor has the potential to provide interlinked journeys for sustainable and healthy modes of transport including boaters, walkers and cyclists. The route is adjacent, but largely segregated from the busy A5 east to west transport corridor.
- 6.182 There are a number of broader economic benefits to be derived from the restoration of the canal, including heritage-based tourism visits. It will also enable the creation of a green corridor to benefit wildlife and associated habitats. Cannock Chase Council has a series of green spaces and corridors, which can link into this route and the wider countryside.
- 6.183 The Cannock Chase District Nature Recovery Network Mapping denotes the line of the canal restoration route on the combined habitat connectivity opportunity area map as an opportunity area for wetland habitats.

#### List of Relevant Evidence

- [Hatherton Canal Restoration Feasibility Report](#) (Ove Arup & Partners Ltd, September 2006) - commissioned by British Waterways on behalf of the Lichfield and Hatherton Canals Restoration Trust (LHCRT)



## 6. Local Plan Policy Options

### Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

- [Hatherton Canal Restoration Supplementary Feasibility Report](#) (Atkins Ltd, February 2009) – Produced for the Lichfield and Hatherton Canals Restoration Trust (LHCRT)
- Cannock Chase District Nature Recovery Network Mapping (Staffordshire Wildlife Trust, 2020)
- Cannock Chase District Nature Recovery Network Mapping report (2020)

### **POLICY SO5.6: SAFEGUARDING PROPOSED RECREATIONAL FOOTPATH AND CYCLE ROUTES**

#### Introduction

- 6.184 National planning policy requires opportunities to promote walking and cycling to be identified and pursued, and that provision is made for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking.
- 6.185 The Cannock Chase District Nature Recovery Network Mapping shows the potential for improving links between types of habitat and emphasises the importance of cross boundary habitat linkages. Woodland and wetland corridors linking habitats often follow existing recreational routes along green lanes and canal towpaths while open spaces contain grassland and heathland which are also crossed by many recreational routes. This provides opportunities for recreational and habitat improvements to be undertaken together.

### **POLICY SO5.6: SAFEGUARDING PROPOSED RECREATIONAL FOOTPATH AND CYCLE ROUTES**

**The proposed recreational footpath and cycle routes, as shown on the proposals map, will be protected from development that will prevent the future implementation of the proposed schemes.**

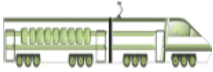
**The Corridors will be protected to enable the development of the footpaths and cycle routes, including any related infrastructure such as highway crossing points and their upgrading to bridleways where there is a shortfall in available access routes.**

**Implementation will provide opportunities for links to active transport links and improved biodiversity along the length of the safeguarded route.**

**The routes should provide an attractive and safe environment that will create a network linking the rural villages and countryside to the main urban areas to provide opportunities for healthy living and enhance wellbeing.**

#### Explanation

- 6.186 Cannock Chase Council has protected the alignment of the potential off road footpath and cycle routes since 1997 through a safeguarded route policy in the Cannock Chase Local Plan 1997 and publication of the routes on the Key Diagram of the Cannock Chase Local Plan (Part 1) 2014. There is a well established network of local and national walking and cycling routes across the district which is expanding.



## 6. Local Plan Policy Options

### Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

- 6.187 The routes are largely former mineral railway lines that carried coal from the coalfields on Cannock Chase to the main line railway for onward distribution to local customers and markets further away. Some routes have been restored as opportunities allow, but the remaining protected routes may, where no longer needed for railway use, provide an opportunity for a wider network of off road active transport corridors. They also link with other local off-road routes including the Cannock Chase Heritage Trail from Cannock to Rugeley via Hednesford and phase 1 of the Brereton and Ravenhill Way from Rugeley Town Railway Station to Brereton.
- 6.188 Many of the routes are now unsurfaced green lanes bordered with hedgerows and trees that form linear green corridors to connect the urban areas with the wider countryside. Many are wide and have a relatively flat gradient. The routes provide opportunity to enhance the health and wellbeing for all residents and sustainable economic tourist growth which promotes the heritage and biodiversity of our district.
- 6.189 Opportunities for the creation and promotion of short circular walks to promote the health benefits of walking and the replacement of stiles with gaps (where there are no stock) or gates in line with Staffordshire County Council Least Restrictive Principle for path furniture Public path network should be protected. and non-definitive routes across proposed development sites should be considered by applicants in the overall layout and design of schemes to encourage continued activity and health benefits of walking.
- 6.190 The District has a number of livery stables and to support an increase in physical activity and increase the provision for cyclists and horse riders the creation of bridleways or the upgrading of public footpaths to bridleways where there is currently a shortfall in available access routes and other impacts can be mitigated.

#### List of Relevant Evidence

- [Cannock Chase Heritage Trail](#)
- Brereton and Ravenhill Parish Plan/ Trail Booklet
- SCC Rights of Way Improvement Plan
- SCC Least Restrictive Principle for path furniture

### **POLICY SO5.7: PARKING PROVISION**

#### **Introduction**

- 6.191 National planning policy (NPPF 2021) states that in setting local parking standards for residential and non-residential development planning policies, policies should take into account:
- the accessibility of the development;
  - the type, mix and use of development;
  - the availability of and opportunities for public transport;
  - local car ownership levels; and
  - the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.



## 6. Local Plan Policy Options

### Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

- 6.192 Planning policies and decisions should also recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance.

#### **POLICY SO5.7: PARKING PROVISION**

All major development proposals will make appropriate off-street parking in accordance with the relevant Local Design Guide and an assessment of the:

- Anticipated demand for lorry, car, and cycle parking arising from the use proposed, or the other purposes that the development might be used for under Permitted Development Rights;
- Scope for encouraging alternative means of travel to the development that would reduce the need for on-site parking, particularly in areas well served by public transport;
- Provision that will be made for private and public charging points for electric vehicles;
- Impact that parking might have on road safety and residential amenity; and,
- Provision of adequate and conveniently placed parking for people who are disabled or have restricted mobility.

#### **Explanation**

- 6.193 The provisions of Policy SO5.7 'Parking Provision' will be used to guide further guidance that will include standards for provision of lorry parking which provides on site provision for early arrival, loading, unloading and parking with welfare facilities to enable rest breaks for drivers to be undertaken.

#### **List of Relevant Evidence**

- National Model Design Code (2021); and
- Guidance notes for Design Codes (2021)



## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

#### **STRATEGIC OBJECTIVE 6**

To create attractive Town and Local Centres by:

- enhancing the Town, and Local Centres in order to protect and improve their vitality and viability;
- maintaining a hierarchy of Town and Local Centres;
- supporting growth of shops, offices, business, education, leisure, arts, cultural and tourism in Town Centres, and improving access to employment and housing in order to achieve Town Centres with good vitality and viability;
- supporting the development of Town Centres as hubs for comparison goods shopping, leisure and culture uses, residential opportunities and health and community activities;
- supporting the development of Local Centres mainly for local food shopping and local services; and
- supporting the direction of new investment to the Town and Local Centres via a range of means as most appropriate to the local context.

#### **POLICY SO6.1 HIERARCHY OF TOWN AND LOCAL CENTRES**

##### **Introduction**

- 6.194 National planning policies (NPPF 2021) require local planning policies to support town centres by taking a positive approach to their growth, management and adaptation. Local planning policies should define a hierarchy of town centres and primary shopping areas.
- 6.195 The Council's Economic Prosperity Strategy (2020) sets out an ambitious vision for the District to 2030 based on clean growth principles to support a highly productive, clean, and resilient economy. The vision will be delivered through 5 themes, which reference the important role of the new West Midlands Designer Outlet at Mill Green to enhance the District's reputation and profile; the need to create a positive and entrepreneurial environment in which businesses can grow and thrive, and the need to ensure that the District's main towns are more vibrant and sustainable and act as hubs for leisure and culture uses, residential opportunities and community activities.
- 6.196 The Retail and Town Centre Services Study (2020) provides a comprehensive assessment of the performance of the three town centres within Cannock Chase District regarding retail and other service provision. The Study finds that the District's town centres continue to face challenges, which have been compounded by the Covid-19 pandemic. Centre Strategies need to be able to support the continued development/changes in the 'high street' if they are to successfully compete. Such strategies may seek to:
- provide a good mix/variety of retail and leisure uses;
  - attract a mix of additional land uses beyond retail/leisure, including residential, educational, community and office uses;
  - support and improve existing cultural/heritage/tourist attractions;
  - enhance existing town centre markets and speciality retailing;



## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

- provide a high quality shopping/leisure experience;
- provide convenient, affordable and accessible town centre parking;
- promote and encourage events in the town centre;
- embrace, and not compete against, multi-channel retailing; and
- be responsive to changes in technology (the 'digital high street').

- 6.197 The key purpose of Town Centre Strategies should be to seek to promote the existing individuality of centres, ensuring centres are a focus/hub for their communities, and extend the 'dwell time' and spend of visitors/residents visiting the town centre which in turn will support their vitality and viability.
- 6.198 The existing hierarchy of centres is appropriate and should be perpetuated. Cannock is the principal centre and serves the widest catchment for retail, other services and facilities. Rugeley and Hednesford have a more localised catchment serving local residents. All centres are following national trends of a shrinking retail sector and will need to diversify to attract investment and maximise their assets and advantages. Cannock town centre has the greatest potential for this.

#### **POLICY SO6.1 HIERARCHY OF TOWN AND LOCAL CENTRES**

**Development proposals for Main Town Centre Uses will be appropriate to the role, scale, and historic character of the settlement, and not conflict with other policies within this Plan.**

- **Cannock Town Centre is designated, and shown on the Proposals Map, as the principal Town Centre, with the role to provide the focus for District Town Centre Services and be the District focus for a night time economy;**
- **Rugeley and Hednesford, are designated, and shown on the Proposals Map as Town Centres with the role to provide Town Centre Services to serve their local catchments and providing for main weekly food shopping;**
- **Hawks Green, Norton Canes, Heath Hayes, Chadsmoor, Bridgtown, Fernwood Drive and Brereton, are designated as Local Centres with the role to provide small scale Town Centre Services to serve the local needs in their catchment.**

**The Primary Shopping Areas of Cannock, Rugeley and Hednesford are designated and shown on the Proposals Map.**

#### **Explanation**

- 6.199 The designated hierarchy of centres represent the District's most sustainable locations which include many assets, infrastructure and services which should be safeguarded. The hierarchy reflects the needs of the settlements they serve. Central Cannock provides the focus for administration of the District and is able to accommodate sustainably the largest number of visitors to the area.
- 6.200 Maintaining the designated hierarchy will promote the long term vitality and viability of the centres and sustainability of the area.
- 6.201 Increased residential use within the town centre can add to its vibrancy and vitality, although the principal role of our centres is to provide a concentration of a variety of uses such as comparison and convenience retailing, services and facilities to visiting



## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

members of the public. Our centres have evolved to meet these needs and have the infrastructure such as transport interchanges and attractive and safe environments with civic spaces and the opportunity to enjoy our heritage in use for large visiting members of the public in a sustainable way. The authority supports the wider range of town centre services, and the diversification of the centres however will monitor through the AMR the impact of these changes and may seek an Article 4 Directions to safeguard the vitality and viability of its centres.

6.202 Design guidance will be prepared for each of the centres.

6.203 'Town Centre Services', as defined in the Glossary, include:

- 'Commercial, Business and Service' (Class E);
- 'Learning and Non-Residential Institutions' (Class F1);
- 'Local Community' (Class F2) Uses;
- 'Hotels' (Class C1) ; and
- Other town centre uses which fall outside the defined use classes, including drinking establishments, hot food takeaways, cinemas, concert halls, dance halls and bingo halls.

#### List of Relevant Evidence

- 'Planning for the Future' White Paper (August 2020); and
- Cannock Chase Retail & Town Centre Uses Study (January 2021)
- Build Back Better High Streets (2021)
- New Model Design Code (2021)

### **POLICY SO6.2: PROVISION OF MAIN TOWN CENTRE USES AND TOWN CENTRE SERVICES**

#### Introduction

- 6.204 National planning policies (NPPF 2021) require local planning policies to support town centres by allowing them to respond to rapid changes in the retail and leisure industries by allowing a suitable mix of uses (including housing) as part of a positive strategy for the future of each centre. Local planning authorities are required to apply a sequential test to planning applications for main town centre uses. Main town centre uses should be located in town centres, then in edge of centre locations. Only if suitable sites are not available (or expected to become available) should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre.
- 6.205 When assessing applications for retail and leisure development outside town centres, which are not in accordance with the local plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold.
- 6.206 The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020<sup>50</sup> came into force on 1st September 2020. The Regulations created a new Use

<sup>50</sup> The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 ([pdf](#)) ([link](#)). (SI 2020 No. 757)





## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

Class E 'Commercial, business and service'. Use Class E 'Commercial, business and service' incorporates the former use classes A1 'shops', A2 'financial and professional services' A3 'restaurants and cafes', and B1 'offices'. Uses such as gyms, nurseries and health centres (previously in use classes D1 'non-residential institutions' and D2 'assembly and leisure') and other uses which are suitable for a town centre area are also included in the new Use Class E.

- 6.207 The Cannock Chase Retail and Town Centre Uses Study (2020) reviewed the existing evidence and the current health, performance, unit and floor space composition of each of the town centres; increasing competition from the internet; and availability of units in the main shopping areas capable of meeting potential national multiple occupiers in each of the centres which accords with the criteria set out in the NPPF. The Study recommended a more cautious approach than previously recommending an assessment of impact be undertaken for proposals of over 500sqm which lie beyond Cannock, Rugeley and Hednesford Town centre boundaries and for the local centres and elsewhere in the District a threshold of 200sqm is recommended.

#### **POLICY SO6.2: PROVISION OF MAIN TOWN CENTRE USES AND TOWN CENTRE SERVICES**

**Proposals for Main Town Centre Uses which are located outside the designated Strategic Town Centre and Town Centres should be supported by a sequential test that demonstrates that there are no other sequentially preferable, suitable and available sites within or on the edge of an appropriate centre within the hierarchy of centres.**

**Proposals for Retail and Leisure Uses which are located outside designated Primary Shopping Areas must be accompanied by an appropriate and qualified impact assessment where the floorspace exceeds the thresholds set out below. Any proposal that is likely to have a significant adverse impact on the investment in and/or the vitality and viability of an existing centre will not be permitted.**

- **Development proposals creating new or additional floorspace greater than 500 square metres (gross) outside of the designated Primary Shopping Areas within the Strategic Town Centre of Cannock and the Town Centres of Rugeley and Hednesford.**
- **Development proposals creating new or additional floorspace greater than 200 square metres (gross) outside of the Local Centres.**

**The thresholds shall apply to all new developments requiring planning permission including applications for new floorspace, changes of use and variations of condition.**

**The impact assessment will be proportionate to the scale of the development proposed and undertaken by a suitably qualified person to enable the Council to have confidence in the findings.**



## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

#### Explanation

- 6.208 The designated hierarchy of centres provide important services and facilities for their communities, and their vitality and viability will be safeguarded. The NPPF permits local thresholds to be set within Local Plans where these can be justified. Evidence has shown that Cannock, Rugeley, Hednesford and the District and Local Centres are relatively small centres compared to national town centre policy and their consequent position at the lower end of the retail hierarchy means they have a greater susceptibility to likely significant adverse effects from alternative out of centre provision.
- 6.209 The West Midlands Designer Outlet at Mill Green<sup>51</sup> has performed strongly since opening attracting additional footfall to the district, but it will take time to gather data on the cumulative impacts of the development within the District.
- 6.210 The Town Centres have a range of opportunities available within them and considerable assets which need to be safeguarded and infrastructure which should continue to be utilised to support the sustainability of the communities they serve. Our town centres also provide opportunities for heritage led regeneration to bring new life into town centres and historic commercial buildings. By utilising existing assets and infrastructure to promote regeneration.
- 6.211 In order to take a proportionate approach where a retail assessment is required the scope of the assessment should be discussed with the planning authority to ensure it is of the appropriate scale and nature and identifies any specific local issues or cross boundary centres which may need to be considered.
- 6.212 'Town Centre Services' are defined in the Glossary.
- 6.213 Within the broader Use Class E 'Commercial, Business and Service Uses', a building can be in a number of uses concurrently, or used for different uses at different times of the day. Changes to another use, or mix of uses, within this Use Class do not require planning permission. At present the sequential test and threshold can only be applied to retail and leisure uses.

#### List of Relevant Evidence

- Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020; and
- Cannock Chase Retail & Town Centre Uses Study (January 2021)

### **POLICY SO6.3: SAFEGUARDING EXISTING TOWN CENTRE SERVICES**

#### Introduction

- 6.214 National planning policies (NPPF 2021) requires local planning policies to take a positive approach to town centre growth, management and adaptation.

<sup>51</sup> Planning permission CH/15/0048



## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

- 6.215 The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020<sup>52</sup> came into force on 1st September 2020. The Regulations created:
- Use Class E ‘Commercial, business and service’;
  - Use Class F1 ‘Learning and non-residential institutions’; and
  - Use Class F2 ‘Local community’.
- 6.216 The Regulations remove the former use classes A4 ‘drinking establishments’ and A5 ‘hot food takeaway’. However, these uses have been included in the list of uses (Use Classes Order Article 3(6)) as uses which do not now fall within any use class (sui generis uses). The same approach has been taken with cinemas, concert, dance and bingo halls which fell within the former D2 use class. Any material change of use from a sui generis use, or to a sui generis use, will require planning permission.
- 6.217 The Cannock Chase Retail & Town Centre Uses Study (January 2021) considers the potential for growth in retail and other town centre uses across the district and its centres and considers the role of the centres and the potential within the centres to enhance their vitality and viability.

#### **POLICY SO6.3: SAFEGUARDING EXISTING TOWN CENTRE SERVICES**

**Proposals for changes of use to retail uses (Class E (a)) within the primary shopping area will be supported.**

**Where they occupy active street frontages/ground floor level within a designated Primary Shopping Area, proposals for changes of use from:**

- **Commercial, Business and Service Uses (Use Class E);**
- **Learning and Non-Residential Institutions (Use Class F1);**
- **Local Community Uses (Use Class F2);**
- **Hotel (Use Class C1); or**
- **Drinking establishments, hot food takeaways, cinemas, concert halls, dance halls, bingo halls (Sui Generis).**

**will only be supported where they support the strategy set out in this Plan for the centre and where;**

- **there is no significant adverse harm to the level of service, role and vitality of the centre; or**
- **there is no reasonable prospect of the current use continuing or other alternative town centre service uses occupying the unit/site; or**
- **the proposal supports the delivery of an approved masterplan/Local Design Guide for the area.**

**Evidence which demonstrates that there is no reasonable prospect of a town centre service use ( a-e above) continuing will be an assessment showing details of comprehensive marketing of the site for at least 12 months and appropriate prevailing market conditions.**

<sup>52</sup> The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 ([pdf](#)) ([link](#)). (SI 2020 No. 757)



## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

#### Explanation

- 6.218 Town Centre retail is changing and our town centres are some of our greatest assets. They provide an attractive environment which has evolved to provide a sustainable location for people to visit and shop which can be accessed by sustainable transport options and provides opportunities for many entrepreneurs offering goods and services. Uses within Class E(a) thrive when similar uses are in close proximity to them, hence the name comparison goods. Whilst there is almost 30 % of retailing undertaken online there is still a need for high street shopping and growth in sectors such as 'brick and click' retailing. Town centres have evolved to enable local entrepreneurs and large scale multi-national operators to have equal access to local markets and town centres need to be given opportunity to adapt to meet the changing demands.
- 6.219 Encouraging active frontages especially at ground floor level safeguards accessibility for persons with restricted mobility and aids legibility of the centre to those who are new visitors or need familiarity to their environment. Inclusion of some sui generis uses encourages their location into centres which have adapted to provide sustainable access to large numbers of visiting members of the public and adds vitality to the town centre.
- 6.220 The Council will prepare a strategy for Cannock Town Centre and work with local communities to develop Local Design Guides or Neighbourhood Plan policies to support the vitality and vibrancy of Rugeley and Hednesford Town Centres.
- 6.221 **'Commercial, Business and Service Uses'** are defined as use, or part use, for all or any of the following purposes—
- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
  - (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
  - (c) for the provision of the following kinds of services principally to visiting members of the public—
    - (i) financial services,
    - (ii) professional services (other than health or medical services), or
    - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
  - (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
  - (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
  - (f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
  - (g) for—
    - (i) an office to carry out any operational or administrative functions,
    - (ii) the research and development of products or processes, or
    - (iii) any industrial process,
 being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.



## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

- 6.222 **'Learning and non-residential institutions'** are defined as any use not including residential use—
- for the provision of education,
  - for the display of works of art (otherwise than for sale or hire),
  - as a museum,
  - as a public library or public reading room,
  - as a public hall or exhibition hall,
  - for, or in connection with, public worship or religious instruction,
  - as a law court.
- 6.223 **'Local Community Uses'** appropriate to Town Centres are defined as:
- a hall or meeting place for the principal use of the local community,
  - an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,
  - an indoor or outdoor swimming pool or skating rink.

#### List of Relevant Evidence

- Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

### **POLICY SO6.4: TOWN CENTRE DESIGN**

#### **Introduction**

- 6.224 The National Design Guide (2021) notes that built form (the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces) and the interrelationship between these elements creates an attractive place to live, work and visit. This is particularly relevant to town centres, where well-designed places have:
- compact forms of development that are walkable, contributing positively to well-being and placemaking;
  - accessible local public transport, services and facilities, to ensure sustainable development;
  - recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility; and
  - memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion.

#### **POLICY SO6.4: TOWN CENTRE DESIGN**

**Creating an attractive and safe environment is vital to ensuring the growth and resilience of our town centres. Development within the Strategic Town Centre, Town and Local Centres will be of high quality and consider:**

- The Local Historic Environment including Conservation Areas and the proximity to Listed Buildings to ensure that local heritage is conserved and enhanced whilst enabling new, vibrant and attractive uses;**



## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

- **Shop fronts and adverts, preserving historic shop fronts and design respects historic context where appropriate**
- **Navigable features for those with visual, mobility and other needs;**
- **Create attractive gateways between centres and nearby public transport interchanges to encourage greater use of sustainable transport;**
- **Use of different spatial characteristics, including building typologies and building to street relationships to differentiate principal and minor streets to help people find their way around a place;**
- **Security measures required by businesses whilst ensuring they provide an attractive and interesting visual appearance and do not make an area appear unappealing and unsafe at night-time;**
- **The wide mix of uses within a town centre, enabling them to co-exist and form a busy, vibrant area whilst not being of detriment to extant or future occupiers;**
- **Accessibility of streets, pathways and buildings for the benefit of everyone, including opportunities to enhance access for people with additional visual, mobility and other needs;**
- **Active frontages, which where appropriate, may include front doors, balconies and terraces to enliven and add interest, and provide natural surveillance opportunities to the streetscene;**
- **Promoting well-lit streets and areas to ensure a feeling of safety for both day and night-time users;**
- **Streets for people, sharing street space fairly between pedestrians, cyclists and motor vehicles;**
- **Servicing of properties and storage of refuse;**
- **Clear windows along the ground floor of non-residential buildings (avoid obscured windows); and,**
- **Frequent benches to assist those with mobility difficulties to walk more easily between places.**

**Local Design Guides should be used in conjunction with other relevant policies within the Local Plan.**

### Explanation

- 6.225 Our strategic town centres, town centres and local centres need to be adaptable in their use to remain vital and viable, however they also need to be attractive and safe places to be. A quality environment which promotes a sense of place and a desire to visit and dwell will support the changing use of these centres and their resilience. Our centres are our most sustainable locations. They provide the focus for services and facilities to meet the needs of our local residents throughout their lifetime and the legibility, accessibility and attractiveness of each centre for the frequent and infrequent visitors should be something the district can be proud of. Our centres show our history as people and reflect our needs for goods and services at a moment in time, the continued



## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

ability of the centres to adapt, improve and to meet the needs of current and future generations can be safeguarded through high quality design.

## TOWN CENTRE POLICIES

### Introduction

- 6.226 Traditional town centre retailing is undergoing structural change with the growth of the internet fuelled by the coronavirus pandemic and pressure on the fashion industry to become more environmentally aware. However our centres still offer the greatest potential for supporting concentrations of retailers selling comparison goods in an attractive and sustainable location. The potential of our town centres to provide a focus for convenience and comparison retailers and the variety of facilities they offer should thus be protected and enhanced. Accessibility and legibility will be fundamental factors in supporting the town centres. Providing sufficient and easily accessible car parks and active travel links with attractive, safe routes and signposting will help to make the town centres attractive and promote our District as a place where people will want to live, work and visit.
- 6.227 More residential uses in the town centres can increase access to the housing market and secure a greater variety in accommodation, for example by providing accommodation for residents with reduced mobility in close proximity to services. More town centre accommodation means more footfall and people utilising the town centres for day to day shopping and service needs alongside the office workers and visitors and supporting food and beverage venues. Increased residential use within the town centre will be supported, especially on upper floors and where this will not lead to a fragmentation of town centre uses.
- 6.228 The West Midlands Designer Outlet at Mill Green will provide a specialist retail offer and support the town by encouraging greater visitors to Cannock town centre. The new town centre boundary will enable flexibility in uses and land prices to encourage our dynamic small businesses access to a variety of sites. Our primary shopping area will be safeguarded to protect the retail function of Cannock town centre. Careful design to provide safe and attractive environments throughout the day and night. The historic environment will play an integral part in supporting the town centre.
- 6.229 Sites are available within the town centre boundary which can meet the growth need identified for town centre services and are of the scale and type of development required to deliver a vibrant and vital town centre.

## CANNOCK TOWN CENTRE– STRATEGIC TOWN CENTRE

- 6.230 The Cannock Chase Economic Prosperity Strategy (2020-30)<sup>53</sup> seeks to ensure that the District's main towns are more vibrant and sustainable and act as hubs for leisure and culture uses, residential opportunities and community activities. The role of the West Midlands Designer Outlet at Mill Green is seen to enhance the District's reputation and profile.
- 6.231 The Economic Prosperity Strategy identifies a number of opportunities within Central Cannock including:

<sup>53</sup> <https://www.cannockchasedc.gov.uk/business/economic-development/cannock-chase-economic-prosperity-strategy-2020-2030>



## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

- development opportunities in and around Cannock Town Centre, which is designated as the Strategic Town Centre;
- benefits of investment at the adjacent West Midlands Designer Outlet at Mill Green development, which is identified as a Strategic Retail Outlet;
- potential transformation of Cannock Railway Station;
- potential to develop the visitor economy offer;
- developing Cannock Campus of South Staffordshire College; and
- repurposing the town centre to become a hub for leisure and cultural uses, residential opportunities and community activities.

- 6.232 The Economic Prosperity Strategy identifies a number of priorities for action, including:
- Cannock Town Centre Regeneration & Prospectus;
  - The West Midlands Designer Outlet at Mill Green and Retail Training Academy;
  - Skills and Innovation Hub & Engineering Skills Academy; and
  - Station Improvements / Upgrades. Long term transformational upgrade of Cannock Railway Station and short term enhancements to Cannock Town.
- 6.233 The Cannock Culture and Leisure Hub Development Prospectus (2019)<sup>54</sup> was prepared to provide an opportunity for developers to see how Cannock Town Centre is changing and to promote development opportunities.
- 6.234 Cannock is the principal shopping and leisure destination in Cannock Chase and is located in the south west of the District. The town centre provides a mixture of retail, service and leisure facilities including some 31,960sq m gross retail floorspace, 4,130sq m retail service floorspace, 10,300sq m leisure service floorspace and 4,850sq m financial and business service floorspace (source: Experian Goad Survey).
- 6.235 The Cannock Chase Retail & Town Centre Uses Study (January 2021) includes a Cannock town centre health check. The health check considers the town centre is currently displaying relatively poor levels of vitality and viability. It has a good convenience goods offer, with several large foodstores located on its edge. A reasonable retail service and financial and business offer, a hospital, college, library and theatre and several attractive historic buildings. Several opportunities for investment and potential for more commercial office space, a hotel, cinema and/or other key leisure uses, more retail including an anchor store and more national multiple operators.

#### **POLICY SO6.5: CANNOCK TOWN CENTRE REDEVELOPMENT AREAS:**

**The following sites in Cannock Town Centre are suitable for redevelopment for the purposes outlined:**

- **Site Allocation M1 -Multi-storey car park, Market Hall and retail units, Church Street (0.78ha) – retail, leisure use, food and beverage uses, upper floors could also provide residential apartments, hotel or office space.**

<sup>54</sup> <https://www.cannockchasedc.gov.uk/business/economic-development/cannock-town-centre-development-prospectus>





## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

- **Site Allocation M2 -Bus Station (0.11ha) –hotel and conferencing facilities or residential uses and an improved intermodal interchange.**
- **Site Allocation M3-Beecroft Road Car Park (0.68ha) –mixed use including residential, retail or commercial office use, and a new car park**
- **Site Allocation M4-Backcrofts Car Park (0.26ha) –offices, ancillary retail and leisure or residential.**
- **Site Allocation M5- Avon Road / Hallcourt Lane – (0.37ha) - leisure facilities, retail, food and beverage uses and/or residential.**

**Cannock includes the Strategic Town Centre Conservation Area (2014), civic square and areas of green space which add to the character of the centre and should be preserved and enhanced.**

**Development within the Town Centre will be of high quality and will conform to the guidance set out in Policy SO6.4: ‘Town Centre Design’, and relevant Local Design Guidance. Development proposals will incorporate high quality digital connectivity where appropriate as required by Policy SO5.2 ‘Communication Technologies’.**

**Active travel links will be promoted to the rail station and the West Midlands Designer Outlet at Mill Green.**

### Explanatory Text

- 6.236 Cannock town centre is the principale town centre of the District and has a variety of renewal opportunities within its boundary. The redevelopment of these sites will support the viability and vitality of the town centre.
- 6.237 The sites available within the town centre can meet the identified growth needs and offer opportunities to diversify the town centre which will increase its resilience. Their development will be guided by a masterplan, strategy or design guide as appropriate and site allocation policies in Chapter .....
- 6.238 Active travel links between the rail station and the West Midlands Designer Outlet at Mill Green will facilitate sustainable active travel methods which support the health and well being of existing and future residents and the support the economy and the vitality and viability for the town centre. The ability to access real-time information for sustainable transport services promotes their use by visitors and can promote dwell time in the strategic town centre.

### List of Relevant Evidence

- Town Centre Prospectus
- Retail and Leisure Study 2015
- Cannock Chase Retail & Town Centre Uses Study (January 2021)

### Cannock Town Centre Design Guide:

- Setting of St Luke and St Thomas Church
- Setting to The Whitehouse
- Prince of Wales theatre is a key asset
- Cannock College, Library, hospital
- Improve active travel connectivity to the north of the town and train station
- Improve the public realm



## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

- Increase the food and drink and leisure offer in the town centre
- Redevelop the multi storey car park
- Define active frontages
- Encourage a bricks and clicks environment
- Consider provision of ULEV taxi rank

## RUGELEY TOWN CENTRE

### Introduction

6.239 Rugeley is situated in the north of the District, some 10km from Cannock. The centre contains 198 retail and commercial leisure units, accommodating a total of 32,870sq m gross floorspace. Of the retail floorspace in the town centre, 6,520sq m is occupied by convenience retailers, 9,560sq m by comparison retailers and 3,670sq m by retail service providers. Additionally, 8,090sq m of floorspace is occupied by commercial leisure providers and 1,720sq m by financial and business service providers.

### Cannock Chase Retail & Town Centre Uses Study (January 2021)

6.240 The Study includes a health check for Rugeley town centre. The health check shows that Rugeley has reasonably good levels of vitality and viability. It is an attractive centre with a good range of independent businesses, bricks and clicks digital offer and good provision for leisure facilities for both daytime and night – time. It has opportunities for investment and redevelopment and a vacancy rate below the national average, although this is currently increasing in response to the impact upon retail habits from increased on-line shopping and the Coronavirus. It has good connectivity to nearby residential areas and potential to improve connectivity to the railway stations, canal towpath and to the north of the town.

#### **POLICY SO6.6: RUGELEY TOWN CENTRE REDEVELOPMENT AREAS**

**The following sites in Rugeley Town Centre are suitable for mixed use development:**

- **Site Allocation M6-Rugeley Market Hall/Bus Station and Surrounding Area**
- **Site Allocation M7-Land at Wellington Drive**
- **Site Allocation M8-Leathermill Lane/Trent and Mersey Canal Corridor**

**The Conservation Areas, civic space and green spaces within Rugeley Town Centre add to the character of the centre.**

**Development within the Town Centre will be of high quality and will conform to the guidance set out in Policy SO6.4: ‘Town Centre Design’, and relevant Local Design Guidance. Development proposals will incorporate high quality digital connectivity where appropriate as required by Policy SO5.2 ‘Communication Technologies’.**

**Active travel links will be promoted to the rail stations, canal and the allocation at the former Rugeley Power Station (Policy H20).**

### Explanatory Text

6.241 Considerable public investment has been delivered within Rugeley Town Centre and recent retail developments have enhanced the convenience retail market. Safeguarding of the existing town centre whilst changing shopping habits are accommodated will



## 6. Local Plan Policy Options

### Objective 6: Creating Attractive Town and Local Centres

ensure the public investment and existing opportunities for redevelopment which are currently detracting from the attractive nature of this important centre for tourists and residents are deliverable within the plan period.

- 6.242 Active travel links between the rail stations, canal and the Rugeley Power Station site will facilitate sustainable active travel methods which support the health and well being of existing and future residents and the support the economy and the vitality and viability for the town centre. The concept of 'Active Design' (add link) is rooted in Sport England's aims to promote the role of sport and physical activity in creating healthy and sustainable communities. The principles of Active Design include walkable communities, connected walking & cycling routes, networks of multifunctional open space, and high quality streets and spaces (see Policy SO2.3).
- 6.243 A design guide will enable the town centre to respond to change more rapidly and enable community engagement.
- 6.244 Site Allocation Policies in .....

#### List of Relevant Evidence

- Cannock Chase Retail & Town Centre Uses Study (January 2021)

#### RUGELEY TOWN CENTRE DESIGN GUIDE

- Safeguard and deliver active travel links to the rail station, canal towpath, edge of centre convenience food store, power station site.
- Preserve and enhance the conservation area and heritage assets
- Encourage provision of ULEV parking points.

#### HEDNESFORD TOWN CENTRE

##### Introduction

- 6.245 Hednesford is the smallest of the town centres in Cannock Chase District. It is situated within the same urban area as Cannock and lies approximately 3km to the north-east. Hednesford Town Centre has a total of 117 retail and commercial leisure units, accommodating a total 26,209sq m (gross) floorspace. 10,674sq m of this floorspace is given over to convenience retailing, 4,070sq m to comparison shopping and 2,150sq m to retail service providers. The town centre accommodates 5,395sq m of commercial leisure floorspace and 830sq m of financial and business service floorspace.
- 6.246 The Cannock Chase Retail & Town Centre Uses Study (January 2021) includes a Hednesford town centre health check. The health check considers the town centre serves an important retail and service centre for residents in the north eastern part of Cannock. It currently has a reasonable level of vitality and viability and has benefited from investment over the past decade. It is a compact town with a small catchment area and currently has a good range of retail services and leisure offer with a ball room/function room and a bingo hall. It has an attractive built form with numerous buildings of historical interest.



## 6. Local Plan Policy Options

Objective 6: Creating Attractive Town and Local Centres

### **POLICY SO6.7: HEDNESFORD TOWN CENTRE REDEVELOPMENT AREAS**

The following sites in Hednesford Town Centre are suitable for mixed use development:

- Site Allocation M9-Corner of Uxbridge Street and Market Street
- Site Allocation M10 Former co-op supermarket building, Anglesey Street

Hednesford Town Centre has important civic spaces and green spaces which add to the character of the area and which provide important links between the train station, centre and wider open space / green infrastructure network including being an important visitor gateway to Cannock Chase.

Development within the Town Centre will be of high quality and will conform to the guidance set out in Policy SO6.4: 'Town Centre Design', and relevant Local Design Guidance. Development proposals will incorporate high quality digital connectivity where appropriate as required by Policy SO5.2 'Communication Technologies'.

### Explanation

- 6.247 Recent retail developments have enhanced the retail offer. Restricting the levels of convenience and comparison goods will safeguard the existing town centre whilst changing shopping habits are accommodated will ensure inward investment in this important centre for tourists and residents is deliverable within the plan period safeguarding the vitality and viability of this centre. Limited opportunities exist for redevelopment in the town centre, however opportunities for town centre uses exist on redevelopment sites in Rugeley and Cannock and given the close proximity and shared catchment consideration of these sites should be given before out of centre locations are considered.
- 6.248 Hednesford Town Centre is an important visitor gateway to Cannock Chase. Hednesford train station provides an opportunity to access Cannock Chase by sustainable transport. Accessibility between the train station, town centre and wider open space network will promote the vitality and viability of the centre.
- 6.249 A design guide will enable the town centre to respond to change more rapidly and enable community engagement.

### List of Relevant Evidence

- Cannock Chase Retail & Town Centre Uses Study (January 2021)
- Hednesford Neighbourhood Plan (2018)

### **HEDNESFORD DESIGN GUIDE**

- Safeguard and deliver active travel links to the rail station
- Preserve and enhance the conservation area and heritage assets
- Encourage provision of ULEV parking points.



## **6. Local Plan Policy Options**

### Objective 7: Protecting and Enhancing the Natural Environment

#### **STRATEGIC OBJECTIVE 7**

To protect and enhance the natural environment, development will:

- minimise impacts on, and provide net gains for, biodiversity, including by conserving, expanding and linking natural habitats through habitat creation and improvement to ensure a robust and coherent ecological network of sites that provides wildlife with the opportunity to prosper;
- protect, conserve and enhance the District's natural environment assets, valued landscape and townscape, sites of biodiversity or geological value and soils. The highest degree of protection will be given to the protected landscapes of the Cannock Chase Area of Outstanding Natural Beauty and the Green Belt; and
- avoid any harmful impacts on the integrity of the Cannock Chase Special Area of Conservation (SAC) and the Cannock Extension Canal Special Area of Conservation (SAC).

#### **POLICY SO7.1: PROTECTING, CONSERVING AND ENHANCING BIODIVERSITY AND GEODIVERSITY**

##### **Introduction**

- 6.250 National planning policy (NPPF 2021) requires that local planning policies contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity or geological value, and minimising impacts on and providing net gains for biodiversity, including by establishing more resilient, coherent ecological networks. To protect and enhance biodiversity and geodiversity, local plans should:
- safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
  - promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 6.251 'Climate Change Adaptation and Mitigation' (Staffordshire County Council 2020) was commissioned to support the development of an evidence base for new energy and sustainability policies being considered for Staffordshire and its eight constituent Local Authorities. The report identifies a number of opportunities for offsetting and mitigating the carbon emissions that are caused by existing developments. These include offsetting emissions through more tree planting, enhanced biodiversity provision, and increasing sequestration on Council-owned land (e.g. areas of green space).

#### **POLICY SO7.1: PROTECTING, CONSERVING AND ENHANCING BIODIVERSITY AND GEODIVERSITY**



## **6. Local Plan Policy Options**

### **Objective 7: Protecting and Enhancing the Natural Environment**

**Development proposals will support the protection, conservation, enhancement and restoration of designated biodiversity and geodiversity sites. Development proposals whose primary objective is to conserve or enhance biodiversity will be supported.**

**Opportunities to improve biodiversity in and around the development will be considered as part of the design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.**

**All development proposals will deliver measurable net gains for biodiversity. Major development proposals will provide a minimum 10% net gain in biodiversity through the restoration and re-creation of priority habitats and ecological networks, and the creation of 'stepping stones' to connect them. Biodiversity net gain will be delivered on site through habitat provision or enhancement wherever practicable, followed by off site where not practicable.**

**The delivery of net gains in biodiversity will be designed to support the delivery of a District-wide biodiversity network based on the designated biodiversity sites. Major development schemes will provide for the long term management of biodiversity features retained and enhanced within the development site and of those features created off site to compensate for development impacts.**

**The existing, or potential, international, national and locally designated sites of importance for biodiversity or geodiversity are shown on the Proposals Map, but may change over time. The designated sites include:**

- **Special Areas of Conservation**
- **Sites of Special Scientific Interest**
- **Ancient Woodland**
- **Ancient and Veteran Trees**
- **Local Sites of Biological Interest**
- **Local Nature Reserves**
- **Local Geological Sites**

**Development proposals which are likely to have an adverse effect on a Special Area of Conservation or a Site of Special Scientific Interest (either individually or in combination with other developments) will only be supported where the benefits of the development in the location(s) proposed clearly outweigh both its likely impact on the features of the site that make it of special conservation or scientific interest.**

**Development proposals which are likely to result in the loss or deterioration of irreplaceable habitats (including ancient woodland and ancient or veteran trees) will only be supported where imperative reasons for overriding public interest, and a suitable compensation strategy exists.**

**Development proposals which would result in significant harm to the biodiversity and geodiversity of designated sites, either alone or in combination with other developments and which have not considered alternative sites or designs with less harmful impacts, or provided adequate proposals for the mitigation or compensation, will not be supported.**



## 6. Local Plan Policy Options

### Objective 7: Protecting and Enhancing the Natural Environment

#### Explanation

- 6.252 The District contains some of the most important habitats and is working hard towards creating a resilient and coherent ecological network to ensure the long term protection and enhancement of the natural environment.
- 6.253 Special Areas of Conservation (SACs) are protected areas which aim to conserve the high quality habitats and species which are considered to be most in need of conservation at the European level. The District includes two Special Areas of Conservation: Cannock Chase; and the Cannock Extension Canal.
- 6.254 The District includes three Sites of Special Scientific Interest. The importance of Cannock Chase for wildlife was recognised when it was designated as a Site of Special Scientific Interest (SSSI) in 1951. The area is therefore protected from harm and neglect under UK law. The other two SSSI's partly or wholly in the District are the 'Chasewater and the Southern Staffordshire Coalfield Heaths', and the 'Cannock Extension Canal'.
- 6.255 Ancient Woodland, ancient or veteran trees provide irreplaceable habitat and their loss should be avoided unless there are wholly exceptional reasons.
- 6.256 There are also over thirty local Sites of Biological Interest, three Local Nature Reserves, and one Local Geological Site.
- 6.257 For the purposes of applying Policy SO7.1: 'Protecting, Conserving and Enhancing Biodiversity and Geodiversity', 'imperative reasons of overriding public interest' are set out in national guidance, and will be given considerable weight in the consideration of planning matters. They currently include:
- the requirement to maintain the nation's health, safety, education, environment (sustainable development, green energy, green transport)
  - complying with planning policies and guidance at a national, regional and local level
  - requirements for economic or social development (Nationally Significant Infrastructure Projects, employment, regeneration, mineral extraction, housing, pipelines etc.)
- 6.258 An Ecological Assessment should be submitted with any development proposals where there is a potential impact on protected areas, habitat or protected species (for example, to demonstrate the presence or absence of protected species such as bats, badgers, great crested newts etc).
- 6.259 The Environment Act will set out the requirements for different types of development biodiversity net gain when enacted, however in light of current evidence and future publication of guidance Cannock Chase have chosen to adopt the minimum standard.
- 6.260 Opportunities for off-site provision will be identified in future guidance to ensure biodiversity net gain is provided within the District where the loss occurs. The District has identified through existing evidence in the Nature Recovery mapping considerable need and opportunities for the beneficial enhancement of the biodiversity connectivity throughout the District and has an important role in protecting the Cannock Chase SAC which lies mostly within the district and the connectivity to it from neighbouring areas. There have been long term projects to connect Cannock Chase to Sutton Park and the



## 6. Local Plan Policy Options

### Objective 7: Protecting and Enhancing the Natural Environment

future Nature Recovery Network Strategy will assist in identifying cross boundary corridors for long term protection.

- 6.261 Many residents in the district are passionate about Cannock Chase and accessibility to semi natural green space. Landscape links throughout the district via green infrastructure and strategic green space network can assist in managing the impacts of recreation on Cannock Chase and designated sites, it is important their character and attractiveness for such use is maintained and enhanced where practicable and is not in conflict with their primary purpose/function.
- 6.262 An Urban Forestry Strategy 2019-2024 has been adopted by the Council which seeks to maintain, improve and expand the quality of the existing tree and woodland cover, in a sustainable way across the district and enhance the retention of tree planting and landscaping. It recognises the benefits of tree planting and its contribution to addressing climate change, biodiversity, social and health benefits and economic benefits. It considers the management of Council's stock, protected trees and new tree planting and landscaping offering advice on locations and the type of trees to be planted so the right trees are planted in the right place.
- 6.263 The Nature Recovery Network Mapping (March 2020) outlines the existing picture of the District's nature network and describes key locations where habitats may be created or enhanced to contribute to nature's recovery as well as delivering against objectives set out in national planning policy legislation. It looks at a strategic scale, including cross boundary and uses biodiversity metrics to identify areas which have good habitat connectivity, and where has the potential for future habitat creation or restoration to contribute to a more successful nature recovery network. It identifies 6 habitat connectivity opportunity areas in the district.

#### List of Relevant Evidence

- White Paper 'Planning for the Future' (August 2020)
- Cannock Chase Special Area of Conservation (SAC EU Code UK0030107)
- Cannock Extension Canal Special Area of Conservation (SAC EU Code UK0012672)
- Nature Recovery Network Mapping (March 2020)

### **POLICY SO7.2: SPECIAL AREAS OF CONSERVATION**

#### Introduction

- 6.264 Cannock Chase District contains two Special Areas of Conservation (SAC), which were both designated in April 2005 - Cannock Chase SAC and Cannock Extension Canal SAC.
- The Cannock Chase SAC (1,244 ha) is one of the best areas in the UK for European dry heath land and is the most extensive in the Midlands. The Council is part of a SAC Partnership which works together to prevent damage to the Cannock Chase SAC.
  - The Cannock Extension Canal SAC (5 ha) is an example of anthropogenic, lowland habitat supporting floating water-plantain (*Jurionium natans*) at the eastern limit of the plants natural distribution in England.





## 6. Local Plan Policy Options

### Objective 7: Protecting and Enhancing the Natural Environment

- 6.265 Cannock Chase District Council has a duty under the Conservation of Habitats and Species Regulations 2017 (Habitat Regulations) to ensure that a competent authority undertakes a Habitat Regulations Assessment (HRA), including Appropriate Assessment (AA), where it is considered that approving an application, plan or project will, or may potentially, result in a negative impact upon the reasons of designation of a Special Area of Conservation (SAC).
- 6.266 To protect the Cannock Chase and Cannock Extension SACs the effective avoidance and/or mitigation of any impacts will need to be demonstrated in accordance with the Habitat Regulations. In order to permit development, it must be demonstrated that alone or in combination with other development it will not have an adverse effect, whether direct or indirect upon the integrity of the SAC having regard to avoidance or mitigation measures.
- 6.267 For both SACs monitoring is taking place to enable plans to be implemented to manage any increase in Nitrogen levels as a result of the impact of new development. This may include energy use and production, agriculture and increased motorised vehicle use. Any development that would have an adverse impact on a SAC prior to a partnership mitigation scheme being implemented will need to address this issue via a case specific action plan. The permitted scheme at Rugeley Power Station provides a case study example.
- 6.268 Other matters which may arise through the life of the plan period and development may prompt a requirement to undertake further assessment in order to meet the requirements of the habitat regulations.
- 6.269 This will also apply to any new SAC designated during the lifetime of the Local Plan.

#### **POLICY SO7.2: SPECIAL AREAS OF CONSERVATION**

**Development will not be permitted where it would lead directly or indirectly to an adverse impact upon a Special Area of Conservation (SAC) and the effects cannot be mitigated.**

**The effective avoidance and/or mitigation of any identified adverse effects must be demonstrated to the Council as competent authority, and secured by means of a suitable mechanism (for example, a legal agreement) prior to the approval of the development.**

#### **Cannock Chase SAC**

**To ensure the integrity of Cannock Chase SAC is not harmed, all development that results in a net increase in homes, or an increase in tourism or visitor use of Cannock Chase SAC, will be required to undertake a Habitats Regulations Assessment (HRA) or make a financial contribution before development takes place.**

**This mitigation may include:**

- **contributions to habitat management and creation;**
- **access management and visitor infrastructure;**



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- **publicity, education and awareness raising;**
- **provision of additional recreation space within development sites where they can be accommodated, and where they cannot by contributions to off-site alternative recreation space; and measures to encourage sustainable travel.**

#### **Cannock Extension Canal SAC**

**Any development within the water catchment area of the Cannock Extension Canal SAC will be deemed to have an adverse impact on the Cannock Extension Canal SAC. Mitigation for any identified adverse effects must be demonstrated and secured prior to approval of development and on-going monitoring of impact on the SAC will be required.**

**Developments outside the water catchment area may be required to demonstrate that they will have no adverse effect on the integrity of the SAC.**

#### **Explanation**

- 6.270 The evidence shows that any development which would increase the human population, tourism or visitor use within 15km of the Cannock Chase SAC may have a significant impact. Cannock Chase District Council, along with other local authorities within the 15km radius of Cannock Chase SAC, has agreed to collect financial contributions from developments within 15km zone and to spend these on a package of mitigation measures to prevent harm arising to the SAC. As the entire district is within 15km of the Cannock Chase SAC, any development which would produce a net increase in the number of homes or increase tourism or visitor use of Cannock Chase SAC will be required to undertake a Habitats Regulations Assessment (HRA) or make a financial contribution before development takes place.
- 6.271 The types of development affected includes any development which would produce a net increase in the number of homes, new homes arising through the conversion of existing buildings, houses in multiple occupation, sheltered accommodation and care homes falling within Use Class C3 and gypsy and traveller pitches. Hotels, holiday lets, and camping & caravan sites will also need to undertake a Habitats Regulations Assessment (HRA) or provide a financial contribution if they could generate visitors to Cannock Chase SAC.
- 6.272 Where local residents are in close proximity to the Cannock Chase SAC and able to walk directly onto it, evidence shows residents are likely to use it in a very different way to those who make a choice to visit and travel some distance, bespoke mitigation may be required in these instances.
- 6.273 The habitat which Cannock Chase SAC is designated for (European Lowland Heathland) is also known to be harmed by increases in the level of atmospheric deposition of Nitrogen Oxide, Nitrite & Nitrate (collectively referred to as NO<sub>x</sub>). A number of different



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types of development can increase the levels of NO<sub>x</sub> deposition on Cannock Chase SAC; both directly (via increasing industrial and agricultural emissions) or indirectly (via increasing traffic usage on main roads than run within 200m of the boundary of the SAC). Where it is possible that a development may result in harm to Cannock Chase SAC via significantly increasing the level of NO<sub>x</sub> deposition (directly or indirectly, alone or in combination with other developments) then the Council will be required to conduct a Habitats Regulations Assessment prior to determining the application. If it is determined that the application could cause harm to the SAC then the developer will need to avoid their impact and/or provide mitigation proportional to their harm or else the application will need to be refused. Guidance will be provided by the Council to the developer on a case by case base where NO<sub>x</sub> deposition is determined to be an issue.

- 6.274 Prior approval and permitted developments, such as conversion of offices into new homes, are also affected by the Cannock Chase SAC requirement. The HRA process and consultation with Natural England must be undertaken before Cannock Chase District Council can determine if a development is permitted development or if prior approval can be granted.
- 6.275 The water catchment for the Cannock Extension Canal SAC includes Chasewater as it connects to the Cannock Extension canal via the Wyrley and Essington Canal, although other hydrological pathways also exist. The impact of air pollution on the integrity of the Cannock Extension canal SAC and its qualifying features is currently unknown.

#### List of Relevant Evidence

- Conservation of Habitats and Species Regulations 2017
- Cannock Chase Special Area of Conservation Site User Implementation Plan March 2020
- Cannock Chase Special Area of Conservation Car Parking Implementation Plan March 2020
- Cannock Chase Special Area of Conservation (SAC) Guidance to Mitigate the Impact of New Residential Development (1st April 2022)

### **POLICY SO7.3: PROTECTING, CONSERVING AND ENHANCING LANDSCAPE CHARACTER**

#### **Introduction**

- 6.276 National planning policies require local plans to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes in a manner commensurate with their statutory status or identified quality (NPPF 2021 paragraph 174).

#### **POLICY SO7.3: PROTECTING, CONSERVING AND ENHANCING LANDSCAPE CHARACTER**

**All development proposals in the District will protect, conserve and enhance landscape character by:**



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### Objective 7: Protecting and Enhancing the Natural Environment

- **Protecting and conserving local distinctiveness, scenic qualities, rural openness and sense of place.**
- **Maximising opportunities to conserve and enhance existing landscape features of the site including trees, hedgerows, woodlands, and watercourses especially where these form part of the historic environment.**
- **Locating and designing the development to respect the surrounding scenic quality and providing sensitive edges to the adjacent areas.**
- **Locating and designing the development to avoid the erosion of relative tranquillity and prevent impacts of light pollution from artificial light on intrinsically dark landscapes.**
- **Protecting, conserving and enhancing the Cannock Chase Area of Outstanding Natural Beauty, as required by Policies SO7.4 and SO7.5 and the Green Belt.**
- **Creating new green infrastructure within the development which links to the 'Strategic Green Space Network' (as required by Policy SO7.7).**

**All major development proposals must be supported by a Landscape and Visual Impact Assessment.**

#### Explanation

- 6.277 Cannock Chase District includes a wide range of landscapes and townscapes, including the nationally designated AONB and Green Belt. Without adequate planning controls over development, these assets could be diminished. Areas of tranquillity add to the health and well-being of the population of Cannock District and beyond and along with dark skies contribute positively to the biodiversity of the district.
- 6.278 The area is densely populated and areas between settlements are important to the retain the identity of the individual areas and provide corridors of movement for biodiversity. Development proposals should be designed to make a positive contribution to townscape and landscape (as required by Policy SO1.2: Enhancing the Quality of the Built Environment). Additional guidance will be included in the relevant Local Design Guide.
- 6.279 Landscape and Visual Impact Assessments will be required for major developments with wider landscape impacts, and may be required for minor developments that are within, or visible from, the Cannock Chase Area of Outstanding Natural Beauty or Special Area of Conservation.
- 6.280 Landscape and Visual Impact Appraisals should be carried out by an appropriate professional in accordance with the "Guidelines for Landscape and Visual Impact Assessment 3rd Edition" published by the Landscape Institute and IEMA 2013 (or any subsequent revisions to the Guidelines).

#### List of Relevant Evidence

- Environment Bill 2020
- White Paper 'Planning for the Future' (August 2020)



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Objective 7: Protecting and Enhancing the Natural Environment

### **POLICY SO7.4: PROTECTING, CONSERVING AND ENHANCING THE CANNOCK CHASE AREA OF OUTSTANDING NATURAL BEAUTY**

#### **Introduction**

- 6.281 National planning policies give great weight to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB), and indicate that planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.
- 6.282 The Cannock Chase AONB was designated in 1958 to conserve and enhance its natural beauty. There are many special sites within the AONB that are recognised as being important internationally, nationally and locally including 1,237 ha of the heathland which is designated as a Special Area for Conservation (SAC).
- 6.283 Around 40% of the District is designated as part of the AONB, which extends into the adjacent districts of Lichfield, South Staffordshire and Stafford. The part of the AONB that is in the District lies within the boundary of the Green Belt. The AONB provides a strategic area of accessible countryside with conservation, recreation, economic and tourism benefits.
- 6.284 The AONB contains heritage such as World War I military training camp, Commonwealth cemetery and a German War Cemetery and across the site has over 600 non-designated heritage assets.

#### **POLICY SO7.4: PROTECTING, CONSERVING AND ENHANCING THE CANNOCK CHASE AREA OF OUTSTANDING NATURAL BEAUTY**

**The protected landscape areas of Cannock Chase Area of Outstanding Natural Beauty (AONB) are shown on the Proposals Map and will receive the highest degree of protection from damaging or inappropriate development.**

**Development proposals within or on land forming the setting of the AONB will be expected to positively contribute to the setting special qualities of the AONB. Development proposals which, individually or cumulatively, adversely impact on the landscape and scenic beauty of the AONB or its setting will be resisted.**

**All development proposals within the AONB will set out how the development would contribute to meeting the objectives of the AONB Management Plan (2019-2024 and subsequent plans) in regard to:**

- **Landscape character;**
- **Wildlife and nature;**
- **Historic environment and culture;**
- **Experience and enjoyment; and**
- **Communities and business.**



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### Objective 7: Protecting and Enhancing the Natural Environment

#### Explanation

- 6.285 National planning policy (NPPF 2021 paragraph 177) requires that consideration of applications for development within Areas of Outstanding Natural Beauty should include an assessment of:
- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
  - the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
  - any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
- 6.286 The Cannock Chase AONB, the smallest inland AONB in the UK, lies at the heart of the West Midlands where it connects landscapes, habitats and communities. Its influence extends far beyond its boundary, and it has visual prominence and wide-ranging uninterrupted views outward, which are recognised in the AONB Management Plan. Views towards the distinctive profile of Cannock Chase are also an important attribute within the surrounding area. The AONB Views and Setting Guide describes representative views from and towards the AONB and offers viewpoint specific advice and spatial advice to help ensure that the surroundings of the AONB are developed and managed in ways that conserve and enhance the AONBs significance and special qualities.
- 6.287 Local communities highly value the AONB and its protection, conservation and enhancement contributes directly to the health and well-being of the population and identity of the District.

#### List of Relevant Evidence

- White Paper 'Planning for the Future' (August 2020)
- Cannock Chase AONB Management Plan 2019-2024
- Cannock Chase AONB Views and Setting Guide (July 2020)

### **POLICY SO7.5: PROTECTING, CONSERVING AND ENHANCING THE GREEN BELT**

#### Introduction

- 6.288 Green Belt serves 5 purposes:
- to check the unrestricted sprawl of large 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.
- 6.289 National planning policies (NPPF 2021) advise that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.



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### Objective 7: Protecting and Enhancing the Natural Environment

- 6.290 The NPPF advises that strategic policies should establish the need for any changes to green Belt boundaries, having regard to their permanence in the long term, so they can endure beyond the plan period.
- 6.291 When defining Green Belt boundaries, plans should:
- a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
  - b) not include land which it is unnecessary to keep permanently open;
  - c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
  - d) make clear that safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
  - e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
  - f) define boundaries clearly using physical features that are readily recognisable and likely to be permanent.
- 6.292 Around 60% of the District is designated Green Belt as part of the larger West Midlands Green Belt that extends to around 580 square miles around the Black Country, Coventry, Birmingham and Solihull. The Green Belt contains 2 SAC and plays an important role in providing for recreation, maintaining the District's character and its wildlife, and safeguarding the wider open countryside.

#### **POLICY SO7.5: PROTECTING, CONSERVING AND ENHANCING THE GREEN BELT**

**The Green Belt area within the Cannock Chase District, as shown on the Proposals Map, will receive the highest degree of protection from development. Development will protect the character and openness of the Green Belt.**

**Inappropriate development proposals within the Green Belt will be refused, except in 'very special circumstances'. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.**

**Opportunities to enhance the beneficial uses of the Green Belt will be supported. This may include opportunities to provide access, for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity, or to improve damaged and derelict land.**

**In association with the large strategic site allocations at South of Lichfield Road, Cannock, Wimblebury Road and Kingswood Lakeside, land indicated on the proposals map will be safeguarded for the delivery of public open space as a community park and green infrastructure links and pedestrian and cycle links to adjacent safeguarded land.**

#### **Explanation**



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### Objective 7: Protecting and Enhancing the Natural Environment

- 6.293 The Green Belt area within the Cannock Chase District Council area is shown on the Proposals Map. This designation will be confirmed at the point that the Cannock Chase Local Plan is adopted. The Local Plan policies relating to Green Belt will apply to the boundaries that are designated in the Local Plan.
- 6.294 The community park proposed to be delivered alongside the strategic housing site on land south of Lichfield Road is an example of enhancing the Green Belt and provides opportunities to link open spaces and habitat and deliver large scale tree planting which will help address climate change. It is therefore important that this opportunity is protected along with similar opportunities at Wimblebury Road and Kingswood Lakeside.
- 6.295 Future opportunities exist to create a landscape scale green infrastructure network on land identified in the plan and adjacent to that proposed to be safeguarded from development within this plan period.

#### List of Relevant Evidence

- Cannock Chase Local Plan Issues and Options Consultation (2019)

### POLICY SO7.6: AMENDMENTS TO THE GREEN BELT

#### Introduction

- 6.296 Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.
- 6.297 The Local Plan provides the first opportunity to check and verify the existing boundary is clear and uses features which are readily recognisable and likely to be permanent following the publication of Ordnance Survey base mapping for the district.

#### **POLICY SO7.6: AMENDMENTS TO THE GREEN BELT**

**Amendments to the Green Belt boundary are proposed in this Local Plan to accommodate the growth requirements of the District, these are shown on the proposals map and are at:**

- **South of Lichfield Road, Cannock;**
- **East of Wimblebury Road;**
- **Land to rear of Longford House, Watling Street Cannock;**
- **Kingswood Lakeside Extension 2, Blakeney Way**
- **Land east of The Meadows Armitage Lane Brereton;**
- **Hagley Park Academy, Burnthill Road, Rugeley (southern site- part)**

**Suitable mitigation will be identified and detailed boundaries are shown in the site specific policies. .**





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### Objective 7: Protecting and Enhancing the Natural Environment

**Amendments to the Green Belt boundary are proposed in this Local Plan to accommodate growth requirements of the District beyond the plan period or following a review of this Plan at:**

- Site Allocation S1-East of Wimblebury Road, Heath Hayes (southern site)**
- Site Allocation S2 -Land at Newlands Lane, Heath Hayes, Cannock (former golf driving range)**
- Site Allocation S3-Land to the west of Hednesford Road, Norton Canes**
- Site Allocation S4-Jubilee Field, Watling Street**
- Site Allocation S5-Watling Street Business park and extension**

**In all cases, appropriate mitigation will be made to compensate for the loss of Green Belt land. This would include:**

- **new or enhanced green infrastructure;**
- **woodland planting;**
- **landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);**
- **improvements to biodiversity, habitat connectivity and natural capital;**
- **new or enhanced walking and cycle routes; and**
- **improved access to new, enhanced or existing recreational and playing field provision.**

### Explanation

- 6.298 Evidence has shown that the Green Belt still performs well and meets the purposes set out in the NPPF (checking urban sprawl, preventing the merging of towns, safeguarding the countryside, preserving the setting of historic towns, and assisting urban regeneration).
- 6.299 The Green Belt performs many functions within Cannock. Much of it is part of our historic mining legacy and large tracts of it have been reclaimed to provide an attractive setting to our settlements, strengthening local distinctiveness and sense of place, enhancing access to the natural open space, health and well-being and enhancing the landscape setting to the Area of Outstanding Natural Beauty. The Green Belt also provides opportunities to protect and enhance the SAC and other important habitats and deliver long term biodiversity networks as identified in the network recovery mapping.
- 6.300 The NPPF makes clear that changes should only be made to the Green Belt in exceptional circumstances, and they should set out ways in which the impact of removing land from the green belt can be offset through compensatory improvements to the environmentally quality and accessibility of remaining Green Belt land.
- 6.301 The areas of land identified as safeguarded are not allocated for development at the present time and should be safeguarded from development which would prevent their long term potential to assist in delivering the future economic and housing needs of the district and strategic network of green infrastructure.
- 6.302 When the development sites south of Lichfield Road and Wimblebury Road are completed potential will exist to expand the community park to the south of Lichfield Road with new areas of green infrastructure. Sites S1 -East of Wimblebury Road, Heath Hayes (southern site), S2-Land at Newlands Lane, Heath Hayes, Cannock (former golf driving



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### Objective 7: Protecting and Enhancing the Natural Environment

range) and S3 - Land at west of Hednesford Road, Norton Canes have the potential to deliver sustainable development and deliver the compensation required in addition to mitigating their own impact.

- 6.303 Site Allocations S1-S3 should be safeguarded to provide enhanced connectivity for active travel and biodiversity between Newlands Lane and Cannock Chase, including Fairlady Coppice, and across Hednesford road through to Wimblebury Road, Wimblebury mound and the former Bleak House open cast site and Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. Site S1 also has the potential to and help with flood mitigation downstream in Norton Canes. Site S2 has the potential in the long term to expand the green infrastructure to provide biodiversity links to the currently active landfill site on Lichfield Road as the areas which are reclaimed expand and the potential for future recreational access to the landfill site which should be investigated in subsequent reviews.
- 6.304 Sites S4 and S5 have the potential to deliver sustainable employment development and deliver the compensation required in addition to mitigating their own impact. Sites S4 and S5 can provide enhanced connectivity for recreation and walking and cycle routes along with a safe crossing between the area of the former Grove Colliery and Norton Canes village across the A5. There is potential to deliver enhancements to the biodiversity and strategic green infrastructure links to the Cannock Extension Canal SAC and enhance the habitat connectivity to Wyrley Common, the SBI fronting the A5 and the dismantled railway line which forms the district boundary and is identified in the open space assessment as a landscape link.
- 6.305 The amendments to the Green Belt boundary proposed in this Local Plan will be approved through the local plan process. Further changes to the Green Belt boundary, if required, will need to be made through a formal review of the Local Plan policies, or through a Neighbourhood Plan.

#### List of Relevant Evidence

- Cannock Chase Local Plan Issues and Options Consultation (2019)
- Nature Recovery Network Mapping report 2020

### **POLICY SO7.7: PROTECTING AND IMPROVING GREEN INFRASTRUCTURE**

#### **Introduction**

- 6.306 Green infrastructure is defined (NPPF 2021) as ‘a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity’. The multi-functional nature of green infrastructure within Cannock Chase District is attested by the diverse range of designations and typologies of land within its extent. Green infrastructure includes:
- Designated and non-designated heritage assets (including Conservation Areas; Listed Buildings; Scheduled Monuments; locally listed buildings and features, and locally important parks and gardens) and their settings (see Policy SO1.1).



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### Objective 7: Protecting and Enhancing the Natural Environment

- Designated sites of importance for biodiversity or geodiversity (Special Areas of Conservation; Sites of Special Scientific Interest; Ancient Woodland; Local Sites of Biological Interest; Local Nature Reserves; and Local Geological Sites) and their settings (Policy SO7.1).
- Cannock Chase Area of Outstanding Natural Beauty (AONB) (Policy SO7.5).
- Green Belt land (Policy SO7.6).
- Cycleways and footpaths, bridleways, public transport networks, and the road network (Policy SO1.2).
- Open space (including parks and gardens, semi-natural spaces, landscape links and amenity green spaces), outdoor sports and recreation land (including playing fields and green spaces for children and young people) (Policy SO2.3).
- Allotments and community gardens (Policy SO2.4).
- Agriculture, forestry and other land based rural businesses (Policy SO4.3).
- The local canal network and the abandoned canal network (Policy SO4.3).
- Wildlife corridors and 'stepping stones' (Policy SO7.1).
- Landscape features trees, hedgerows, woodlands, and watercourses (Policy SO7.4).
- Flood protection features such as trees and planting, water bodies, retention ponds and filter beds, and sustainable drainage systems (Policy SO8.4).

- 6.307 Local Plan policies seek to ensure that all parts of the District can benefit from the provision of accessible and high quality green infrastructure, including the more densely developed areas. To be accessible to some communities, the green infrastructure network needs to 'reach into' the urban areas. This will be achieved by:
- designating the 'Strategic Green Space Network', which is of the greatest significance in terms of existing or potential purpose, value and accessibility to urban communities, and where appropriate protection and improvement measures will be put into place.
  - encouraging new development to enhance existing areas of green infrastructure, and where possible, provide new areas of green infrastructure.

#### **POLICY SO7.7: PROTECTING, CONSERVING AND ENHANCING GREEN INFRASTRUCTURE**

**The Policies of this Local Plan seek to protect, conserve and enhance existing green infrastructure in accordance with its importance to heritage, biodiversity, geodiversity, landscape beauty, and its value to facilitate movement, sport and recreation.**

**The sites which have been designated as part of the 'Strategic Green Space Network' within and adjacent to the built-up areas of the District are shown on the Policies Map and these will receive a higher degree of protection from development. Development in these areas will normally be only permitted where it enhances the value of the green space, for example through: enhancing the quality of the townscape and landscape; providing cycling and walking routes and sport and recreation opportunities; enhancing natural habitats; providing opportunities for local food production; and mitigating the risks and impacts of flooding and pollution.**



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### Objective 7: Protecting and Enhancing the Natural Environment

**Development that would result in an unacceptable conflict with the functions or characteristics of the ‘Strategic Green Space Network’ will be resisted except where:**

- **Where this supports the Open Spaces Strategy;**
- **An assessment has been undertaken which has clearly shown the ‘Strategic Green Space Network’ no longer fulfils that purpose; or**
- **The loss resulting from the proposed development would be replaced by equivalent or better provision in a suitable and accessible location.**

**New development proposals will set out how the development will impact or enhance the directly affected and adjacent areas of green infrastructure, including the ‘Strategic Green Space Network’ . New areas of green infrastructure, with links to existing green infrastructure, should be created within the development wherever possible.**

**Additional areas of green space of particular importance to local communities which have been allocated in neighbourhood plans as Local Green Space will be afforded the same level of protection as the Green Belt. Neighbourhood plan proposals to allocate Local Green Space within the designated ‘Strategic Green Space Network’ will be supported.**

### Explanation

- 6.308 Protecting, conserving and enhancing green infrastructure will help to maintain the value of the District’s heritage, biodiversity, geodiversity, landscape assets. It can also enhance the quality of life for residents by improving physical and mental health, reducing the impact of climate change, mitigating flooding and pollution and providing recreational opportunities, including walking and cycling routes. The effective stewardship of the District’s green infrastructure will be managed in accordance with a range of Local Plan Policies.
- 6.309 Sites designated as part of the ‘Strategic Green Space Network’ have been identified by taking account of how parts of the existing provision of green infrastructure can contribute to the:
- separation of individual developments and settlements, and enhancement of the distinctive quality of townscapes and landscapes;
  - provision of attractive walking and cycling routes, and accessible sport and recreation opportunities;
  - provision of habitats for plants and animals, and corridors and ‘stepping stones’ for their movement;
  - provision of opportunities for food production, including allotments; and
  - mitigation of the risks and impacts of flooding, and air, water and noise pollution.
- 6.310 The designation of land as Local Green Space through neighbourhood plans (or future local plans) allows communities to identify and protect green areas of particular importance to them. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. Future designations of Local Green Space may, or may not, be within Local Plan designations of ‘Strategic Green Space Network’ . Any designations of Local Green Space will supersede ‘Strategic Green Space Network’ designation given the greater protection afforded by the former.



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### Objective 7: Protecting and Enhancing the Natural Environment

- 6.311 The Local Green Space designation should only be used where the green space is:
- in reasonably close proximity to the community it serves;
  - demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
  - local in character and is not an extensive tract of land.
- 6.312 Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

#### **List of Relevant Evidence**

- Cannock Chase Local Plan Issues and Options Consultation (2019)
- Open Space Assessment 2022)



## **6. Local Plan Policy Options**

### Objective 8: Supporting a Greener Future

#### **STRATEGIC OBJECTIVE 8**

To support a greener future, development will:

- Increase production of low and zero carbon energy and heat;
- Promote sustainable building design, and increase Low and Zero Carbon development;
- Offset and mitigate any carbon emissions that cannot be avoided;
- Reduce the risk of flooding, manage surface water and drainage, maximise flood protection and manage the effects of flooding;
- Avoid air, water, soil, noise and light pollution;
- Ensure development makes efficient use of previously developed land and buildings;
- Safeguard potential minerals reserves;
- Minimise waste: and,
- Encourage and facilitate the use of sustainable modes of transport.

#### **National Policy Context**

6.313 The Environment Bill 2020<sup>55</sup> sets out how the Government plans to protect and improve the natural environment in the UK. The Environment Bill will help deliver the vision set out in the 25 Year Environment Plan.

#### **POLICY SO8.1: LOW AND ZERO CARBON ENERGY AND HEAT PRODUCTION**

##### **Introduction**

6.314 The 25 Year Plan for the Environment<sup>56</sup> was published by Department for the Environment, Food and Rural Affairs (DEFRA) in 2018. The 25 Year Plan sets out the Government's long-term approach to protecting and enhancing natural landscapes and habitats in England. The goals of the 25 Year Plan are to achieve:

- Clean air
- Clean and plentiful water
- Thriving plants and wildlife
- A reduced risk of harm from environmental hazards such as flooding and drought
- Using resources from nature more sustainably and efficiently
- Enhanced beauty, heritage and engagement with the natural environment

6.315 National planning policies seek to achieve an environmental objective, including mitigating and adapting to climate change, including moving to a low carbon economy. National policy requires the planning system to support the transition to a low carbon future in a changing climate, including support for renewable and low carbon energy and associated infrastructure. To help increase the use and supply of renewable and low carbon energy and heat, plans should provide a positive strategy for energy from these sources and also support community-led initiatives for renewable and low carbon energy.

6.316 Planning applications for renewable and low carbon development will not require applicants to demonstrate the overall need for renewable or low carbon energy.

<sup>55</sup> <https://www.gov.uk/government/publications/environment-bill-2020>

<sup>56</sup> <https://www.gov.uk/government/publications/25-year-environment-plan>



## **6. Local Plan Policy Options**

### Objective 8: Supporting a Greener Future

#### **POLICY SO8.1: LOW AND ZERO CARBON ENERGY AND HEAT PRODUCTION**

Development proposals for appropriate low and zero carbon (LZC) energy and heat production installations (including solar photovoltaic (PV), wind energy, and air and water source heat pumps) will be supported where they can demonstrate that:

- The impacts arising from the construction, operation and de-commissioning of solar and wind farms and other LZC energy and heat generating installations (both individually and cumulatively) can be mitigated.
- The impacts of the development proposals (both individually and cumulatively) on designated landscapes and heritage assets including their setting, the natural environment, and on local amenity have been assessed and shown to be acceptable.
- The development proposal has been informed by the outcome of consultation with the communities that would be affected by the development.
- There are appropriate plans in place for the removal of the installations at the end of their lifetime and for the restoration of the site to an acceptable alternative use.

Development proposals to install LZC energy and heat production into existing built infrastructure, including housing estates, employment areas, retail sites and car parks, will be supported where they can demonstrate that:

- The installation promotes good design and is in line with the relevant Local Design Guide;
- The installation has been designed to allow for adaptability to new LZC technologies that may emerge.
- The installation has been informed by the outcome of consultation with the communities that would be affected by the installation; and,
- There are appropriate plans in place for the removal of the installation at the end of its lifetime and for the restoration of the site to an acceptable condition.

#### **Explanation**

- 6.317 National Planning Policy Guidance supports the use and supply of renewable and low carbon energy and heat, and the Local Plan provides a positive response to development proposals which increase the production of renewable and low carbon energy and heat within the District.
- 6.318 The Staffordshire 'Climate Change Adaptation & Mitigation' Study (AECOM October 2020) recommends that Local Authorities should consider adopting a policy stance with a presumption in favour of appropriate low and zero carbon (LZC) technologies - onshore wind and PV farms. The report has confirmed the findings of earlier studies which found that there is considerable wind resource across the County. However, due to the constrained land area in Cannock Chase (and Tamworth) these areas will inevitably rely on renewable energy generated elsewhere. However, the opportunities to incorporate



## 6. Local Plan Policy Options

### Objective 8: Supporting a Greener Future

solar photovoltaic (PV) arrays into existing built infrastructure, including industrial sites and car parks should be investigated.

- 6.319 The Study recommends that Local Authorities should support the use of efficient heating technologies powered by renewable electricity (e.g. heat pumps), and identifies that there may be opportunities to utilise water source heat pumps (WSHPs) in wastewater treatment works, legacy mining assets, and rivers or other waterbodies (although a detailed assessment was outside the scope of the report).

#### List of Relevant Evidence

- 'Climate Change Adaptation and Mitigation' Staffordshire County Council (AECOM October 2020).

### POLICY SO8.2: ACHIEVING NET ZERO CARBON DEVELOPMENT

#### Introduction

- 6.320 National planning policies (NPPF 2021) requires new development to be planned for in ways that avoid increased vulnerability to the impacts arising from climate change. When new development is brought forward risks should be managed through suitable adaptation measures, including through the planning of green infrastructure, and through its location, orientation and design.
- 6.321 National Design Guidance (2021) supports the development of well-designed places and buildings to conserve natural resources including land, water, energy and materials. Their design should respond to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050.
- 6.322 The National Design Guidance suggests that a compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and well-being. It uses land efficiently so helps adaptation by increasing the ability for CO<sub>2</sub> absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding, and reducing overheating and air pollution. The Guidance notes that well-designed places are likely to:
- have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water;
  - be fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste;
  - use materials and adopt technologies to minimise their environmental impact.

### POLICY SO8.2: ACHIEVING NET ZERO CARBON DEVELOPMENT

**All development proposals should strive to achieve the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest carbon emissions that can practically and viably be achieved.**





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### Objective 8: Supporting a Greener Future

**All major development proposals will deliver, in priority order:**

- **Zero carbon emission development;**
- **Low carbon emission development with on-site mitigation to achieve net-zero carbon emissions;**
- **Low carbon emission development with off-site mitigation which is within Cannock District to achieve net-zero carbon emissions;**
- **Low carbon emission development with compensatory contributions to an appropriate carbon offsetting fund to achieve net-zero carbon emissions.**

**All major development proposals will include evidence in a Sustainability Statement (part of the Design and Access Statement) that the development has achieved the lowest carbon emissions that can practically and viably be achieved.**

### Explanation

- 6.323 Planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The achievement of national and local carbon targets will require mitigation and carbon offsetting as well as new low and zero carbon development. Further local advice will be included in a Design SPD and Local Design Guides. Historic England produce technical advice with regard to energy efficiency and mitigating and sustainable design at : xxxx
- 6.324 The Staffordshire 'Climate Change Adaptation & Mitigation' Study (AECOM October 2020) made a number of recommendations about reducing CO2 emissions in the built environment. In relation to Local Plans, these included:
- Setting the highest level of building performance standards for energy use and CO2 emissions that can practically and viably be achieved, and looking to implement an Energy and Heat Hierarchy. In addition to regulated emissions, which are covered by Building Regulations, policies should also seek to reduce unregulated emissions and embodied carbon.
  - Considering establishing a Carbon Offset Fund that developers can contribute to in lieu of on-site mitigation. This fund would be used to deliver carbon offsetting and reduction projects such as large-scale LZC installations and / or installations on existing built infrastructure (e.g. solar car parks), afforestation, and peatland restoration.
- 6.325 Accredited UK offset schemes are currently run by the Woodland Carbon Code (WCC) and the Woodland Trust. The District Council will also consider establishing a Cannock Chase Carbon Offset Fund as part of a reformed Community Infrastructure Levy.
- 6.326 The offset schemes will be used to support initiatives to increase carbon sequestration in the District. These initiatives may include:
- Woodland creation, green infrastructure, and 'rewilding' underutilised land;
  - Developing carbon management and reduction plans, including promoting energy efficiency measures and the increasing the uptake of low and zero carbon technologies;



## 6. Local Plan Policy Options

### Objective 8: Supporting a Greener Future

- Retrofitting existing housing stock with low and zero carbon energy and heating systems, and enhancing existing performance of the stock;
- Projects that achieve a reduced use of energy, supply energy more efficiently, and increase the use of renewable energy;
- Introduction of carbon storage technologies.

### List of Relevant Evidence

- 'Climate Change Adaptation and Mitigation' Staffordshire County Council (AECOM October 2020).

### POLICY SO8.3: SUSTAINABLE DESIGN

#### Introduction

6.327 The Staffordshire 'Climate Change Adaptation & Mitigation' Study (AECOM October 2020) made a number of recommendations about reducing carbon emissions in the built environment. In relation to Local Plans, these included:

- Setting the highest level of building performance standards for energy use and carbon emissions that can practically and viably be achieved, and looking to implement an Energy and Heat Hierarchy. In addition to regulated emissions, which are covered by Building Regulations, policies should also seek to reduce unregulated emissions and embodied carbon.
- Ensuring that proposals are 'futureproofed' to facilitate the uptake of LZC technologies; particularly those that deliver low carbon heat (such as air source heat pumps - ASHPs) and providing on-site renewable electricity generation and storage (such as PV and battery technologies).
- Considering requiring applicants to undertake a BREEAM or HQM assessment (or similar).
- Requiring applicants to describe their sustainability strategy in a standalone Sustainability Statement or as part of the Design and Access Statement.
- Identifying opportunities for holistic sustainability interventions (for example: co-locating green corridors with pedestrian and cycle routes, and integrating these with sustainable drainage systems and blue infrastructure; and integrating LZC technologies with the built environment).
- Incorporating circular economy principles such as: designing out waste; lean design; designing for flexibility and adaptability; and designing for deconstruction and reuse.

#### POLICY SO8.3: SUSTAINABLE DESIGN

**All residential development proposals should meet or exceed the standards set out by the Home Quality Mark, or equivalent, and deliver the optional water efficiency standards for new developments set out in the Planning Practice Guidance**



## **6. Local Plan Policy Options**

### Objective 8: Supporting a Greener Future

**All non-residential development proposals of more than 500m<sup>2</sup> gross (new build and conversions) should meet or exceed BREEAM 'excellent' rating, and be accompanied by an independent and validated assessment of the net carbon emissions or reductions that are expected to result from the development, together with details of the monitoring system that will be put into place to monitor impacts.**

**All major development proposals must incorporate sustainable design. Applicants will be required to provide a Sustainability Statement (as part of the Design and Access Statement) to set out how the design will:**

- **Meet the requirements of Policy SO8.2: 'Achieving Net Zero Carbon Development';**
- **Maximise opportunities for on-site production and use of low and zero carbon energy and heat (including air and water source heat pumps and solar photovoltaic arrays);**
- **Incorporate, and/or link to, low and zero carbon energy and heat systems;**
- **Take account of projected changes in temperature, rainfall and wind to ensure that the development remains resilient to the effects of climate change;**
- **Protect, improve and enhance existing woodlands and habitats, and integrate new green and blue infrastructure with sustainable drainage systems (SuDS) and pedestrian and cycle routes;**
- **Provide a contribution to the creation of urban forests, woodlands and street trees as an integral part of the development or as part of a linked off-site scheme.**
- **Conform to the relevant Local Design Guide;**
- **Make effective use of previously developed land, existing buildings and infrastructure (in line with Policy SO8.6: Brownfield and Despoiled Land and Under-Utilised Buildings).**
- **Use materials with a low environmental impact, minimise the use of non-renewable natural resources, and maximise the reuse and recycling of materials in construction and deconstruction (in line with Policy SO8.8 'Managing Waste'); and**
- **Provide electric vehicle recharging infrastructure within new development, designate parking spaces for low emission vehicles; provide opportunities for local walking and cycling, and facilitate low emission bus service provision (in line with Policy SO5.3 'Low and Zero Carbon Transport').**

### **Explanation**

- 6.328 National Planning Policy Guidance supports appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts.
- 6.329 Partnership working will be required to deliver the aspiration to achieve the national target to achieve net zero carbon by 2050, and the Council's ambition to be net zero carbon by 2030. An important part of the partnership effort will be to ensure that all new developments make a contribution by minimizing their impacts during their lifetimes, including construction. All new development must therefore achieve the appropriate



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### Objective 8: Supporting a Greener Future

standards set out in national guidance and the Local Development Plan and the Local Design Guides.

- 6.330 The Home Quality Mark is one way of demonstrating the standard of a new residential dwelling, which includes measures for low carbon dioxide, sustainable materials, good air quality and natural daylight. If HQM is replaced or amended during the lifetime of the plan, the equivalent replacement requirements will be applied.
- 6.331 The optional water efficiency standards currently set a target of 110l/p/d this should be seen as a maximum as examples already exist in the district where 105 l/p/d and 95 l/p/d can be achieved on new build properties.
- 6.332 The BREEAM (Building Research Establishment Environmental Assessment Method) applies to non-residential developments, non-self-contained housing and residential development arising from conversions and changes of use. This method provides an assessment of the environmental sustainability of a development. If BREEAM is replaced or amended during the lifetime of the plan, the equivalent replacement requirements will be applied.

#### List of Relevant Evidence

- 'Climate Change Adaptation and Mitigation' Staffordshire County Council (AECOM October 2020).

### POLICY SO8.4: MANAGING FLOOD RISK

#### Introduction

- 6.333 National planning policies require local planning authorities to ensure that flood risk is not increased by development, and that, where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment it can be demonstrated that:
- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
  - the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
  - it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
  - any residual risk can be safely managed; and
  - safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
- 6.334 Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:
- take account of advice from the lead local flood authority;
  - have appropriate proposed minimum operational standards;
  - have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
  - where possible, provide multifunctional benefits.



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### Objective 8: Supporting a Greener Future

#### **POLICY SO8.4: MANAGING FLOOD RISK**

**The Local Planning Authority will manage flood risk within the Plan Area by directing development away from areas at highest risk.**

**Development proposals on sites known to be at risk from any form of flooding will be resisted if alternative sites are available for the proposed development in areas with a lower probability of flooding.**

**Where it is not possible for the development to be located in areas with a lower probability of flooding, an Exception Test must be undertaken to demonstrate that there are overriding sustainability benefits to the community to be gained from allowing the development.**

**All major development proposals will:**

- Incorporate sustainable water management measures to reduce water use, and increase its reuse, minimise surface water run-off, and ensure that it does not increase flood risks or impact water quality elsewhere.**
- Reduce the risk of flooding and maximise flood protection by including features such as trees and planting, water bodies, retention ponds and filter beds, and permeable paving. Surface drainage requirements should work with the local topography to create low maintenance sustainable drainage systems.**

**All major development proposals at sites which fall into Flood Zones 2 or 3 (in whole or in part) will as a minimum:**

- Be supported by a Flood Risk Assessment and a comprehensive and deliverable strategy to minimize flood risk.**
- Be resilient to flooding through design and layout, incorporating sensitively designed mitigation measures. These may take the form of on-site flood defence works and/or a contribution towards, or a commitment to undertake such off-site measures as may be necessary to meet required flood protection standards, for example, as set out in the Local Flood Risk Management Strategy.**
- Provide sufficient space for drainage and flood alleviation schemes.**
- Promote the safety of people in consultation with emergency planning services.**

#### **Explanation**

- 6.335 Staffordshire County Council is the Lead Local Flood Authority and has produced a Local Flood Risk Management Strategy. Both Cannock and Rugeley feature in the list of the top 10 communities at risk of flooding from surface water and small watercourses (Cannock 1292 and Rugeley 729 properties at risk). The County Council's 'Sustainable Drainage Systems Handbook' (2017) includes advice on the planning process, and design guidance incorporating national and local standards and best practice examples.



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### Objective 8: Supporting a Greener Future

6.336 Potential is thought to exist within the District for the canal network to assist in mitigating the impact of flooding however the network also contains a SAC and thus significant biodiversity resource so further research is considered necessary.

#### List of Relevant Evidence

- Staffordshire Local Flood Risk Management Strategy (2015)
- Staffordshire Sustainable Drainage Systems Handbook (2017)

### POLICY SO8.5: AVOIDING AIR, WATER, NOISE OR LIGHT POLLUTION AND SOIL CONTAMINATION

#### Introduction

6.337 National planning policies require local planning policies to ensure that a site is suitable for its proposed use taking account the ground conditions and any risks arising from land instability and contamination. Local planning policies should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment. Development should, wherever possible, help to improve local environmental conditions such as air and water quality.

6.338 The District currently has three Air Quality Management Areas (AQMA's) to address elevated nitrogen dioxide concentrations primarily caused by road traffic. These are on the A5 Watling Street and A5190 Cannock Road, Heath Hayes. Air quality at these locations is showing some signs of improvement. Air Aware Staffordshire was launched in 2019 to raise awareness about air quality and influence commuting behaviour for businesses and schools near to the AQMA's.

### POLICY SO8.5: AVOIDING AIR, WATER, NOISE OR LIGHT POLLUTION AND SOIL CONTAMINATION

#### All major development proposals will:

- Set out how any air, water, noise, light pollution or soil contamination that may arise from the development will be avoided (or, if it is not possible to avoid it how it will be mitigated);
- Set out in an Air Quality Assessment (where relevant) how they will avoid any adverse impacts on an Air Quality Management Area. If it is not possible to avoid adverse impacts, the proposals will set out how the impacts on the Air Quality Management Area will be mitigated through the implementation of measures contained within air quality action plans and transport plans, and through green infrastructure provision and enhancements, or building layout and design which will help to minimise harmful air quality impacts.



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### Objective 8: Supporting a Greener Future

- **Protect (and where appropriate enhance and restore) water quality. Development will not be permitted without confirmation that the existing or improved sewage and wastewater treatment facilities can accommodate the new development;**
- **Protect and conserve soil resources, and safeguard the best and most versatile agricultural land;**
- **Ensure that public lighting and signage is designed and maintained in a way that will limit the impact of light pollution on local amenity, nature conservation, wildlife habitats, and intrinsically dark landscapes and skies; and**
- **Maintain and improve the noise environment through good design which takes account of the acoustic environment (in line with the Noise Policy Statement for England).**

### Explanation

- 6.339 An Air Quality Assessment will be required where new residential development proposals are in Air Quality Management Areas. An Assessment will also be required for applications for 10 or more dwellings, where the scale of development could potentially contribute to a significant worsening of local air quality.
- 6.340 Air quality mitigation can include: providing electric vehicle recharging infrastructure within new development; designating parking spaces for low emission vehicles; contributing to low emission vehicle refuelling infrastructure; supporting local walking and cycling initiatives; providing low emission bus service provision or waste collection services.
- 6.341 Any additional contribution of emissions from new development may worsen air quality and cause the creation of a new Air Quality Management Area (AQMA) and therefore a small change in pollutant concentration can be as much a cause for concern as a large one. The areas of concern to consider are:
- Air Quality Management Areas (AQMAs);
  - Areas near to or adjacent to AQMAs and candidate AQMAs; and
  - Developments that require Environmental Impact Assessments (EIA).
- 6.342 The Council undertakes air quality monitoring through an air quality monitoring station, currently located on the A5190 Cannock Road in Heath Hayes, and diffusion tubes that are located across the District. Site details and summary of monitoring data can be viewed [here](#).
- 6.343 The Council has declared three Air Quality Management Areas within the District. This is because levels of nitrogen dioxide (NO<sub>2</sub>) in those areas exceed the national air quality objectives, mainly due to road traffic on the A5 Watling Street and A5190 Cannock Road. Maps of the three Air Quality Management Areas can be found [here](#), and more general information is available [here](#).
- 6.344 The District Air Quality Action Plan is available on the Council's website along with further local advice on air quality and planning



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### Objective 8: Supporting a Greener Future

6.345 National Planning Practice Guidance<sup>57</sup> requires noise to be considered when development may create additional noise or would be sensitive to the prevailing acoustic environment. The Noise Policy Statement for England (2010) sets out the long-term vision of national noise policy to promote good health and a good quality of life through the management of noise.

6.346 The Cannock Chase AONB in particular includes a largely intact landscape which offers a haven of tranquillity and wildness. The AONB and the other areas designated as protected areas are particularly vulnerable to the impacts of air, water, noise and light pollution and soil contamination.

6.347 Soil should be managed in a sustainable way the Defra Code of Practice for the sustainable use of soils in construction provides advice on the use and protection of soil in construction projects.

#### List of Relevant Evidence

- Cannock Chase AONB Management Plan 2019-2024
- The developers Guide to Land Contamination in Staffordshire ) the link is [https://www.cannockchasedc.gov.uk/sites/default/files/developers\\_guide\\_2021\\_0.pdf](https://www.cannockchasedc.gov.uk/sites/default/files/developers_guide_2021_0.pdf))
- Defra Code of Practice for the sustainable use of soils in construction

### POLICY SO8.6: BROWNFIELD AND DESPOILED LAND AND UNDER-UTILISED BUILDINGS

#### Introduction

6.348 National planning policies promote the effective use of land and making as much use as possible of previously-developed or 'brownfield' land. Local planning policies should promote and support the development of under-utilised land and buildings, for example converting space above shops, or supporting opportunities to use the airspace above existing residential and commercial premises for new homes.

6.349 National planning policies also recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.

#### POLICY SO8.6: BROWNFIELD AND DESPOILED LAND AND UNDER-UTILISED BUILDINGS

Development proposals, where appropriate and in line with the provisions of the relevant Local Design Guide, will:

- **Prioritise the use of suitable brownfield land for homes and other uses, particularly within designated settlement boundaries, and support appropriate opportunities to remediate despoiled (degraded, derelict, contaminated and unstable) land; and,**

<sup>57</sup> Paragraph 30-001-20190722





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### Objective 8: Supporting a Greener Future

- **Make effective use of under-utilised land and buildings, particularly within designated settlement boundaries, through building renovations and conversions, the demolition and rebuilding of vacant and redundant buildings, and building on or above existing buildings, service yards, car parks or other infrastructure.**

#### **Explanation**

- 6.350 Brownfield sites are those available for reuse which have previously been developed and are either abandoned or underused. The definition covers the curtilage of the development. The Brownfield Land Register includes all the brownfield sites that the local planning authority has assessed as appropriate for development. This includes sites with extant full planning permission, outline planning permission and permission in principle as well as sites without planning permission. Sites on the Brownfield Land Register have been sourced from the Council's Strategic Housing Land Availability Assessment (SHLAA 2022) which includes all known potential residential development sites across the District.
- 6.351 Where there is the possibility of contamination from mineral or coal workings, waste disposal, or previous development or use, development proposals will include an appropriate Contaminated Land Desktop Study and Remediation Statement.
- 6.352 A Cannock Chase Development Capacity Study has been prepared to set out evidence about the need for, and supply of, land for housing in the District over the period from 2020 to 2038. The Study will be kept under continuous review. The Study will inform the preparation of the Local Plan and meet the requirements set out in the NPPF (2021 regarding the release of land from the Green Belt for development.
- 6.353 Changes of use and conversions /adaption of buildings can assist in reducing waste by re-using the embodied energy in the existing building and can assist in reducing carbon emissions in the built environment.

#### **List of Relevant Evidence**

- Cannock Chase District Brownfield Land Register;
- Cannock Chase District Development Capacity Study (2021);
- Town and Country Planning (General Permitted Development) (England) (Amendment) (No.3) Order 2020 (S.I. 2020.No. 756);
- Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 (S.I. 2020.No. 632);
- Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020 (S.I. 2020.No. 755);

### **POLICY SO8.7: SAFEGUARDING MINERAL RESERVES**

#### **Introduction**



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### Objective 8: Supporting a Greener Future

6.354 National planning policies (NPPF 2021) require local planning policy to provide for the extraction of mineral resources of local and national importance (but not identify new sites or extensions to existing sites for peat extraction). Mineral resources should be safeguarded by defining Mineral Safeguarding Areas and Mineral Consultation Areas. A Mineral Safeguarding Area is an area designated by the Minerals Planning Authority to safeguard known deposits of minerals from sterilisation by non-mineral development. A Mineral Consultation Area is a geographical area based on the Mineral Safeguarding Area, where the district council should consult the Mineral Planning Authority for any proposals for non-minerals development.

National planning policies also require local plans to safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material.

#### **POLICY SO8.7: SAFEGUARDING MINERAL RESERVES**

**In support of the delivery of the objectives of the Minerals Local Plan for Staffordshire, all development will maximise the contribution that substitute or secondary and recycled material can make as an alternative to primary minerals.**

**The Local Planning Authority will consult the Minerals Planning Authority as required where development falls within the Mineral Safeguarding Areas defined in the Minerals Local Plan for Staffordshire.**

**All major development proposals will:**

- **Provide, where appropriate, for the extraction of mineral resources of local and national importance;**
- **Ensure that the development does not sterilise known locations of mineral resources of local and national importance by safeguarding the Mineral Safeguarding Areas defined in the Mineral Local Plan for Staffordshire; and the associated Safeguarded Mineral Infrastructure sites used for mineral processing, handling, and transportation.**

#### **Explanation**

- 6.355 Minerals are a finite resource and best use need to be made of them. The NPPF requires relevant local authorities to ensure there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods needed. This involves the protection of areas for minerals workings.
- 6.356 Planning applications for the extraction and working of minerals are determined by Staffordshire County Council. The County Council adopted the [Minerals Local Plan for Staffordshire](#) (2015-2030) in February 2017. The Minerals Local Plan Policy 4 'Minimising the Impact of Mineral Development' sets out the environmental considerations that will be taken into account in assessing the impact of proposals for



## 6. Local Plan Policy Options

### Objective 8: Supporting a Greener Future

minerals development (including Green Belt, the Cannock Chase AONB, and the natural environment).

- 6.357 An objective of the Minerals Local Plan is to achieve an acceptable balance between the adequate supply of minerals and the impact of mineral operations on local communities and the environment; taking account of the contribution that substitute or secondary and recycled material can make as an alternative to primary minerals; and ensuring that important economic mineral resources are not needlessly sterilised.
- 6.358 The Minerals Local Plan (Policy 3 ‘Safeguarding Minerals of Local and National Importance and Important Infrastructure’) defines criteria for the assessment of planning applications for non-mineral related development within Mineral Safeguarding Areas and zones for Safeguarded Mineral infrastructure sites.
- 6.359 The Minerals Local Plan identifies Mineral Safeguarding Areas, including an area of surface coal and associated fireclays in the southern part of Cannock Chase District. This area will be safeguarded against needless sterilisation by non-mineral development. Prospective development will not be permitted unless it has been demonstrated that either: that the development does not permanently sterilise the mineral; or, the benefits of the development outweigh the benefits of the mineral; or, it is not environmentally acceptable to extract the mineral.
- 6.360 The Local Planning Authority will follow the relevant standing advice (October 2018 or subsequent revisions) provided by the County Council in processing planning applications in respect of the County’s mineral safeguarding policy.

### List of Relevant Evidence

- The [Minerals Local Plan for Staffordshire](#) (2015-2030) - February 2017

## POLICY SO8.8 MANAGING WASTE

### Introduction

#### POLICY SO8.8 MANAGING WASTE

All major development proposals will:

- Be supported by a site waste management plan demonstrating that waste prevention is the first priority and how the demolition, construction and operational phases of the development will minimise the generation of waste.
- Provide integrated facilities for the storage of recyclable and non-recyclable waste, and have regard to the operational needs of the relevant waste collection authorities in their design and access arrangements.

Development proposals for waste management facilities will need to demonstrate that the proposals:

- Are compatible with the objective of moving the management of waste up the Waste Hierarchy.



## **6. Local Plan Policy Options**

### Objective 8: Supporting a Greener Future

- **Will not result in unacceptable direct or indirect impacts on the amenity of existing or proposed neighbouring uses.**
- **Have good access to the principal road network, and where practicable, other modes of transport.**

**Non-waste related development proposals on or in the vicinity of the permitted waste management facilities will not be supported, unless there are overriding planning reasons why the non-waste related development should be permitted, including the relocation of waste facilities to alternative sites.**

### **Explanation**

- 6.361 The Staffordshire and Stoke-on-Trent Joint Waste Local Plan (2010-26) was adopted in March 2013. Following a First Review during 2018, the County Council resolved in March 2019 that the Waste Local Plan did not need to be revised, and that the Plan would continue to carry weight in the determination of planning applications.
- 6.362 The Waste Hierarchy, as adopted in the National Waste Strategy, is a method of sustainable waste management which ranks waste management options in a way that protects human health and the environment. The hierarchy runs from the most to least effective solution: prevention; preparing for re-use; recycling; other recovery; and disposal.

### **List of Relevant Evidence**

- Staffordshire and Stoke-on-Trent Joint Waste Local Plan (2010)

- 7.1 The delivery of the policies of the Cannock Chase Local Plan by the District Council and its partners will require proactive management and the co-ordinated investment of private and public resources. Delivery progress will be monitored closely through a variety of mechanisms, and will be summarised in the Authority Monitoring Report (AMR) prepared by the District Council.
- 7.2 Once the Local Plan has been adopted, the AMR will assess the extent to which the Strategic Objectives of the Local Plan are being achieved by monitoring the delivery of the Local Plan policies.
- 7.3 The Monitoring Framework presented on the following pages includes the proposed Indicators that will be used in the AMR to assess the progress in delivering each Local Plan policy.

### Infrastructure

- 7.4 An important part of Local Plan delivery is enabling infrastructure and investment in the right place, at the right time. This will be achieved by:
- Assessing the needs for infrastructure and investment to enable delivery;
  - Co-ordinating the delivery of infrastructure and investment;
  - Identifying risks to delivery of infrastructure and investment, and contingencies to deal with those risks.
- 7.5 A review of the Community Infrastructure Levy will follow the adoption of the Local Plan. The Infrastructure Delivery Plan (IDP) is a supporting document to the Local Plan. It identifies the physical, green and social and community infrastructure that will be required to support the delivery of the Local Plan. The IDP will be published alongside the Pre-Submission (Regulation 19) consultation draft of the Local Plan (in Winter 2022), and subsequently reviewed regularly. IDP is a living document and progress will be reported in the AMR.
- 7.6 The Infrastructure Funding Statement (IFS) provides a summary of the financial and non-financial developer contributions (planning obligations) that will be sought by the District Council and its partners to deliver infrastructure. The developer contributions will be confirmed through the Community Infrastructure Levy (CIL) and Section 106 agreements (S106). The IFS will be prepared and subsequently reviewed in accordance with the Regulations.

**Draft Monitoring Framework Note - requires review/updating**

### **STRATEGIC OBJECTIVE 1: DELIVERING HIGH QUALITY DEVELOPMENT THAT IS DISTINCTIVE, ATTRACTIVE & SAFE**

| Policy   | Indicator  | Target  | Contingency   | Data Source   |
|--|--|---|---|---|
| SO1.1<br>Protecting,<br>Conserving and<br>Enhancing the<br>Distinctive Local | Design and<br>Access<br>Statements and<br>Heritage<br>Statements<br>(where | Proportion of<br>Design and<br>Access<br>Statements and<br>Heritage<br>Statements | Review pre-<br>application<br>guidance and<br>advice. | In house<br>monitoring of<br>Design and<br>Access<br>Statements and<br>Heritage |

|   |   |  |   |   |
|---|---|--|---|---|
| Historic Environment  | appropriate) secured for major development and listed building applications.<br><br>Heritage at Risk Register.<br>Local List.   | (where appropriate) protecting designated and non-designated assets.<br><br>Positive impacts on historic environment.  | Prepare/review Local Design Guides.<br><br>Review policy if necessary.  | Statements through development management process.  |
| SO1.2 Enhancing the Quality of the Built Environment                      | Design and Access Statements secured.<br><br>Major developments meeting National/Local Design Guide standards.  | Proportion of Design and Access Statements addressing design quality.<br><br>Proportion of applications meeting National/Local Design Guide standards.             | Review pre-application guidance and advice.<br><br>Prepare/review Local Design Guide.<br><br>Review policy if necessary.  | In house monitoring of Design and Access Statements & conformity to Design Guides through development management process.                                       |
| SO1.3 Creating Safe Places which Deter Crime and Reduce the Fear of Crime | Design and Access Statements secured.<br><br>Developments meeting National/Local Design Guide standards.<br><br>Levels of crime and anti-social behaviour, and fear of crime. | Proportion of Design and Access Statements addressing crime and community safety.<br><br>Proportion of applications meeting National/Local Design Guide standards. | Review pre-application guidance and advice.<br><br>Prepare/revise Local Design Guides.<br><br>Review policy if necessary. | In house monitoring of Design and Access Statements & conformity to Design Guides through development management process.<br><br>Crime and disorder statistics. |

**STRATEGIC OBJECTIVE 2: CREATING COMMUNITY INFRASTRUCTURE AND HEALTHY LIVING OPPORTUNITIES ACROSS THE DISTRICT**

| Policy | Indicator | Target | Contingency | Data Source |
|--------|-----------|--------|-------------|-------------|
|--------|-----------|--------|-------------|-------------|

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|   |  |   |  |  |
|---|--|---|--|--|
| <p>SO2.1<br/>Safeguarding the Provision of New Community Infrastructure</p> | <p>Provision of Community Infrastructure: Education; Health</p> <p>Community Infrastructure accessible by walking and cycling.</p>       | <p>Net increase in provision (by type of infrastructure).</p> <p>Proportion of residents who are able to access Community Infrastructure by walking and cycling (by type of infrastructure and location).</p> | <p>Prioritise use of Community Infrastructure Levy to address shortfalls in provision.</p> <p>Review Infrastructure Delivery Plan.</p> | <p>In house monitoring through development management process.</p> <p>Baseline study of accessibility to Community Infrastructure &amp; programme of regular review.</p> |
| <p>SO2.2<br/>Safeguarding Health and Amenity</p>                            | <p>Design and Access Statements secured.</p> <p>Major developments meeting the National Design Code/Local Design Guide standards.</p>    | <p>Proportion of Design and Access Statements addressing Health and Amenity.</p> <p>Proportion meeting National Design Code/Local Design Guide standards.</p>   | <p>Review pre-application guidance and advice.</p> <p>Prepare/revise Local Design Guide.</p>   | <p>In house monitoring of Design and Access Statements &amp; conformity to Design Guides through development management process.</p>                                     |
| <p>SO2.3<br/>Providing Active Leisure and Sport Facilities</p>              | <p>Provision of Active Leisure and Sports Facilities.</p> <p>Participation in sports and active leisure.</p> <p>Health inequalities.</p> | <p>Net increase in number of Active Leisure and Sports Facilities.</p>  | <p>Prioritise use of Community Infrastructure Levy to address shortfalls in provision.</p> <p>Review Infrastructure Delivery Plan.</p> | <p>In house monitoring of Active Leisure &amp; Sports Facilities (numbers &amp; participation).</p> <p>Health statistics.</p>  |
| <p>SO2.4<br/>Providing Opportunities for Healthy Living and Activity</p>    | <p>Provision of walking and cycling routes &amp; open space.</p> <p>Major developments meeting the</p>                                   | <p>Net increase in provision of cycling routes and open space.</p> <p>Proportion meeting National/Local</p>   | <p>Prioritise use of Community Infrastructure Levy to address shortfalls in provision.</p> <p>Review Infrastructure Delivery Plan.</p> | <p>In house monitoring of Design and Access Statements &amp; conformity to Design Guides through development</p>   |

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|   |   |   |   |   |
|---|---|---|---|---|
|   | National/Local Design Guide standards.<br><br>Usage of leisure facilities.  | Design Guide standards.   |   | management process.<br><br>In house monitoring of Open Spaces Strategy. |
| SO2.5 Allotments and Community Food Growing | Provision of new allotments and community food growing sites.<br><br>Allotments and community food growing sites protected through planning decisions, or replaced. | Net increase in provision of allotments and community food growing sites. | Review pre-application guidance and advice. | In house monitoring of Open Spaces Strategy.                            |

### **STRATEGIC OBJECTIVE 3: PROVIDING FOR HOUSING CHOICE**

| <b>Policy</b>                         | <b>Indicator</b>   | <b>Target</b>   | <b>Contingency</b>   | <b>Data Source</b>  |
|---------------------------------------|--|---|--|---|
| SO3.1 Provision for New Homes         | The number of new homes completed against the targets set out in the Spatial Strategy and allocations set out in local Plan. | Achieve the required level of housing completions and maintain 5 year supply.             | If delivery falls below the (MHCLG set) percentage of the housing requirement, an Action Plan will set out the ways that delivery will be boosted. | Housing Completions.<br>Housing Delivery Test.<br>SHLAA.  |
| SO3.2 Housing Choice                  | The mix of housing size, type & tenure.<br><br>Affordable housing units delivered.   | Meet policy targets for housing mix.<br><br>Increase the provision of affordable housing. | Review pre-application guidance and advice.  | In house monitoring of housing completions & permissions. |
| SO3.3 Delivering High Quality Housing | Homes meeting Nationally Described Space Standards.  | Proportion of homes meeting space standards.  | Review pre-application guidance and advice.  | In house monitoring of housing completions & permissions. |



|   |   |  |   |                                   |
|---|---|--|---|-----------------------------------|
|   | Provision for people with health problems or disabilities                   | Proportion of homes providing for people with health problems or disabilities. |   |                                   |
| SO3.4<br>Gypsies, Travellers and Travelling Show People | Provision of additional pitches and plots required by need set out in GTAA. | Number of additional pitches and plots provided.                               | Reassess site allocations and baseline data on the number of pitches and plots required | In house monitoring of provision. |

### **STRATEGIC OBJECTIVE 4: CREATING A VIBRANT LOCAL ECONOMY AND WORKFORCE**

| Policy  | Indicator   | Target  | Contingency   | Data Source  |
|---|---|---|---|--|
| SO4.1<br>Safeguarding Existing Employment Areas for Employment Uses | Employment sites protected through planning decisions.  | No unjustified loss of safeguarded employment sites.<br><br>Sufficient supply and variety of employment areas (hectares, units and jobs). | Identify further allocations for employment use to compensate for losses of existing sites through a Local plan review. | In house monitoring through development management process.<br>ELAA.<br>SHLAA. |
| SO4.2<br>Provision for New Employment Uses                          | Employment sites completed against the targets set out in the Spatial Strategy and allocations set out in local Plan. | New provision employment (type, floorspace, hectares, units and jobs).  | Site promotion.<br><br>Identify alternative allocations to compensate for anticipated slippage.                         | In house monitoring through development management process.<br>ELAA.           |
| SO4.3<br>Sustainable Tourism and the Rural Economy                  | Development proposals that will contribute to the development of Tourism and the Rural Economy.                       | Number of planning applications approved for rural enterprises.   | Economic development and promotion.   | In house monitoring through development management process.                    |
| SO4.4<br>Live Work Units  | Development proposals for new Live Work Units.  | Increase in number of Live Work Units.  | Economic development and promotion  | In house monitoring through development management process.                    |

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|---|--|--|---|--|
| SO4.5<br>Provision for<br>Local<br>Employment<br>and Skills | Employment<br>and Skills Plans<br>secured by<br>major<br>developments. | Proportion of<br>major<br>development<br>proposals with<br>Employment &<br>Skills Plans. | Review pre-<br>application<br>guidance and<br>advice. | In house<br>monitoring<br>through<br>development<br>management<br>process. |
|---|--|--|---|--|

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

| Policy                                    | Indicator   | Target   | Contingency   | Data Source   |
|---|---|--|---|---|
| SO5.1<br>Accessible<br>Development        | Numbers of<br>Transport<br>Assessments,<br>Travel Plans, and<br>Design and<br>Access<br>Statements<br>secured with<br>relevant<br>provisions such<br>as those with<br>LTN 1/20 or its<br>subsequent<br>revisions<br><br>Mode of<br>transport to work. | Secure Travel<br>Plans for all<br>developments<br>of 50+<br>dwellings.<br><br>Secure Design<br>and Access<br>Statements for<br>all major<br>developments<br>of 10+<br>dwellings. | Review pre-<br>application<br>guidance and<br>advice. | In house<br>monitoring of<br>Travel Plans &<br>Design and<br>Access<br>Statements<br>through<br>development<br>management<br>process. |
| SO5.2<br>Communication<br>Technologies    | Provision of<br>communications<br>infrastructure to<br>facilitate digital<br>connectivity to<br>business and<br>residential<br>occupiers of<br>major<br>developments.   | Provision of<br>digital<br>connectivity at<br>the point of<br>first<br>occupation.   | Review pre-<br>application<br>guidance and<br>advice. | In house<br>monitoring<br>through<br>development<br>management<br>process.  |
| SO5.3<br>Low and Zero<br>Carbon Transport | Design and<br>Access<br>Statements<br>secured.  | Proportion of<br>Design and<br>Access<br>Statements<br>addressing<br>Low and Zero<br>Carbon<br>Transport.  | Review pre-<br>application<br>guidance and<br>advice. | In house<br>monitoring of<br>Design and<br>Access<br>Statements<br>through<br>development<br>management<br>process.                   |

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|--|---|--|---|--|
| SO5.4 Maintaining and Improving the Transport System               | To be identified in the Cannock Chase Integrated Transport Strategy (to be produced by the County Council to support the Local Plan).   | TBD  | TBD   | Staffordshire County Council.  |
| SO5.5 Hatherton Canal Restoration Corridor                         | Route protected to safeguard the restoration of the Canal.  | Route protected.   | Consider alternative options.               | In house monitoring of planning applications through development management process. |
| SO5.6 Safeguarding Proposed Recreational Footpath and Cycle Routes | Recreational Footpath and Cycle Routes safeguarded.   | Routes protected.  | Consider alternative options.               | In house monitoring of planning applications through development management process. |
| SO5.7 Parking Provision  | Numbers of Design and Access Statements secured with relevant provisions.<br><br>Major developments meeting the parking standards set out in the National/Local Design Guide. | Secure Design and Access Statements for all major developments of 10+ dwellings. | Review pre-application guidance and advice. | In house monitoring through development management process.                          |

### **STRATEGIC OBJECTIVE 6: CREATING ATTRACTIVE TOWN AND LOCAL CENTRES**

| Policy  | Indicator  | Target  | Contingency   | Data Source  |
|---|--|---|---|--|
| SO6.1<br>Hierarchy of Town and Local Centres                  | Outcome of applications for uses deemed inappropriate to the designated role of the Centre within the hierarchy.     | Very low proportion of approvals of inappropriate uses.   | Review pre-application guidance and advice.                               | In house monitoring through development management process.                  |
| SO6.2<br>Thresholds and Impact Tests for Town Centre Services | Impact Assessments secured to accompany proposals above the thresholds for Primary Shopping Areas and Local Centres. | Proportion of required Impact Assessments secured.  | Review pre-application guidance and advice.                               | In house monitoring through development management process.                  |
| SO6.3<br>Safeguarding Existing Town Centre Services           | Town centre service uses in the Primary Shopping Areas safeguarded from changes of use.                              | Number of proposed changes of use from the specified town centre service uses in the Policy resisted.                               | Review pre-application guidance and advice.                               | In house monitoring through development management process and health checks |
| SO6.4<br>Town Centre Design Guide                             | Major development proposals take account of design policy guidance.  | Proportion of proposed town centre development proposals that provide evidence that the design policy guidance has been considered. | Review pre-application guidance and advice.<br>Issue Local Design Guides. | In house monitoring through development management process.                  |
| SO6.5<br>Cannock Town Centre Redevelopment Areas              | Redevelopment proposals for identified areas.  | Amount of new development achieved by use class.  | Consider partnership schemes.   | Town centre Health Check   |
| SO6.6<br>Rugeley Town Centre                                  | Redevelopment proposals for identified areas.  | Amount of new development   | Consider partnership schemes.   | Town centre Health Check   |

|  |   |  |                               |                          |
|--|---|--|-------------------------------|--------------------------|
| Redevelopment Areas                              |   | achieved by use class.                           |                               |                          |
| SO6.7 Hednesford Town Centre Redevelopment Areas | Redevelopment proposals for identified areas. | Amount of new development achieved by use class. | Consider partnership schemes. | Town centre Health Check |

### **STRATEGIC OBJECTIVE 7: PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT**

| <b>Policy</b>  | <b>Indicator</b>  | <b>Target</b>  | <b>Contingency</b>  | <b>Data Source</b>   |
|--|---|--|---|--|
| SO7.1 Protecting, Conserving and Enhancing Biodiversity and Geodiversity | Development permitted which has a harmful impact on designated sites of importance for biodiversity & geodiversity. | No development permitted if it impacts on designated sites unless exceptional circumstances apply. | Ensure that necessary compensatory provisions are applied.  | In house monitoring through development management process.                          |
| SO7.2 Biodiversity Net Gain  | Biodiversity net gain provided by development.  | Development proposals include plans for the restoration & recreation of priority habitats.         | Off-site provision of habitats that will provide for compensatory biodiversity.                             | In house monitoring through development management process.                          |
| SO7.3 Special Areas of Conservation (SAC)                                | Development permitted which has an adverse impact on the SAC.   | No planning permissions granted contrary to policy which would have an adverse impact on the SAC.  | Refer to the Cannock Chase SAC Partnership and Natural England to advise on avoiding or mitigating impacts. | In house monitoring through development management process and SAC condition survey. |
| SO7.4 Protecting, Conserving and Enhancing Landscape Character           | Landscape and Visual Impact Assessment secured.   | Landscape and Visual Impact Assessment secured for all major development proposals.                | Review pre-application guidance and advice.   | In house monitoring through development management process.                          |
| SO7.5  | Cannock Chase AONB  | No planning permissions  | Review pre-application  | In house monitoring  |

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|---|---|--|---|---|
| Protecting, Conserving and Enhancing the Cannock Chase AONB     | protected from damaging and inappropriate development through development management process. | granted that would have detrimental impact.<br><br>All major proposals to meet the objectives of the AONB Management Plan.                   | guidance and advice.  | through development management process.                     |
| SO7.6 Protecting, Conserving and Enhancing the Green Belt       | Green Belt character and openness protected from development.                                 | No planning permissions granted that would have detrimental impact unless exceptional circumstances demonstrated.                            | Compensatory provision secured.   | In house monitoring through development management process. |
| SO7.7 Amendments to the Green Belt                              | Compensation from development within the Green Belt   | No planning permissions granted that would have detrimental impact.  | Amendments to the Green Belt boundary only secured via formal review of Local Plan or Neighbourhood Plan. | In house monitoring through development management process. |
| SO7.8 Protecting, Conserving and Enhancing Green Infrastructure | Development within Green Space of High Value to Adjacent Urban Communities.                   | Development that conflicts with the functions & characteristics of Green Space of High Value to Adjacent Urban Communities will be resisted. | Development permitted will provide compensatory provision of Green Space.                                 | In house monitoring through development management process. |

### **STRATEGIC OBJECTIVE 8: SUPPORTING A GREENER FUTURE**

| Policy | Indicator                         | Target                            | Contingency            | Data Source                 |
|--------|-----------------------------------|-----------------------------------|------------------------|-----------------------------|
| SO8.1  | Proposals for LZC Energy and Heat | Increased number of proposals for | Review pre-application | In house monitoring through |

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|--|---|---|--|---|
| Low and Zero Carbon Energy and Heat Production                   | Production, and LZC installations into built infrastructure.  | LZC Energy and Heat Production submitted and approved.                                      | guidance and advice.   | development management process.                             |
| SO8.2 Achieving Net Zero Carbon Development                      | Delivering the highest performance that can be practically and viably achieved.                                       | Increased proportion of development achieving the higher levels set out in the hierarchy.   | Review pre-application guidance and advice.  | In house monitoring through development management process. |
| SO8.3 Sustainable Design   | Sustainability Statement secured for major development proposals (as part of the Design and Access Statement).        | Proportion of major applications where a Sustainability Statement has been secured.         | Review pre-application guidance and advice.  | In house monitoring through development management process. |
| SO8.4 Managing Flood Risk  | Major development proposals avoid areas of highest flood risk, and incorporate sustainable water management measures. | Reduced proportion of development within areas of highest flood risk.                       | Review pre-application guidance and advice.<br><br>Complete exception test to demonstrate overriding sustainability benefits of development. | In house monitoring through development management process. |
| SO8.5 Avoiding Air, Water, Soil, Noise and Light Pollution       | Major development proposals avoid air, water, soil, noise and light pollution.  | Development proposals to set out how air, water, noise and light pollution will be avoided. | Ensure that mitigation measures are suitable to compensate for potential impacts.  | In house monitoring through development management process. |
| SO8.6 Brownfield and Despoiled Land and Under-Utilised Buildings | Major development proposals maximise use of brown field land and under-   | Proportion of available brown field land and under-utilised land and buildings used         | Review pre-application guidance and advice.  | In house monitoring through development management process. |

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|  | utilised land and buildings.   | in major development.  |   | Brownfield Land Register. SHLAA & ELAA.   |
| SO8.7<br>Safeguarding Mineral Reserves | Major development proposals minimise use of primary mineral resources, and safeguard mineral reserves. | Use of substitute or secondary and recycled materials in construction.               | Review pre-application guidance and advice. | In house monitoring through development management process. Minerals Local Plan monitoring process. |
| SO8.8<br>Managing Waste                | Site Waste Management Plan secured with all major development proposals.                               | Proportion of major development proposals that include a Site Waste Management Plan. | Review pre-application guidance and advice. | In house monitoring through development management process.   |



## Appendix I: Glossary

| Phrase  | Abbreviation | Definition   |
|---|--------------|--|
| Active frontages                              |              | Includes active street frontages...  |
| Air Quality Management Area                   | AQMA         | An area designated by the local authority which is not meeting the national air quality objectives.  |
| Local Air Quality Action Plan                 |              | A plan to tackle air pollution, particularly focused on AQMAs designated within a local authority.   |
| Area Action Plan                              | AAP          | An optional Development Plan Document. It is aimed at establishing a set of proposals and policies for the development of a specific area (such as a town centre or an area of new development).   |
| Area of Outstanding Natural Beauty            | AONB         | A statutory National Landscape designation to provide special protection to defined areas of natural beauty.   |
| Authority Monitoring Report                   | AMR          | An annual report produced by the local authority that monitors the effectiveness of Local Plan policies e.g. number of new houses built, amount of new open spaces.  |
| Birmingham City Council                       |              | The local Government body responsible for managing the City of Birmingham, including the Planning services.  |
| Brownfield Land                               |              | Brownfield (also known as Previously Developed Land) is a previously developed site that is available for re-use, usually due to abandonment or under use.   |
| Brownfield Development                        |              | Site available for re-use which has been previously developed and is abandoned or underused.   |
| Brownfield Registers                          |              | A statutory list of previously developed sites that could be suitable for residential development.   |
| Building Better Building Beautiful Commission |              | An independent body that advised government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods   |
| Call for Sites                                |              | The process of collecting and collating information on potential development sites.  |
| Cannock Chase District Council                | CCDC / CCC   | The Local Planning Authority for Cannock, Rugeley, Hednesford, Norton Canes and neighbouring villages.   |
| Community Infrastructure                      |              | The facilities and services – including education, transport, health, emergency services, leisure and sports – that are needed to support new homes and businesses.  |
| Community Infrastructure Levy                 | CIL          | A charge on new developments that can be levied by local authorities (or other authorities with charging powers e.g. Mayor of London) to fund infrastructure projects. The charging rates are set locally and vary from one area to another e.g. on the types of development |

## Appendix I: Glossary

| Phrase  | Abbreviation | Definition  |
|---|--------------|---|
|   |              | charged and the value of those charges. In Cannock Chase, the charges are currently £40 per sqm for residential development and £60 per sqm for out of town and all large foodstore retail development (subject to increases due to indexation).                                |
| Comparison                                      |              | Comparison goods relate to items not obtained on a frequent basis, these include clothing, footwear, household and recreational goods.  |
| Conservation Area                               |              | Protected areas of special architectural or historic interest.  |
| Conservation Area Management Plans              |              | Plans that set out how Conservation Areas should be managed to protect their historic assets and integrity.   |
| Convenience                                     |              | Convenience goods relate to everyday essential items including confectionary, food, drinks, newspapers and magazines.   |
| County Council                                  | CC           | The upper tier of two-tier authorities covering a county wide area.   |
| Density   |              | The amount of development that a site can accommodate (often measured in dwellings per hectare for residential development)   |
| Dwellings Per Hectare                           | DPH          | Unit of land measurement relative to the amount of dwellings it could accommodate.  |
| Design Supplementary Planning Document          | Design SPD   | A document providing additional planning information and guidance on design issues for development in Cannock Chase District.   |
| Development Plan Document                       | DPD          | Sets out the Local Planning Authority's policies and proposals for the development and status of land. It can include a Local Plan, Site Allocations and Area Action Plan documents amongst others.   |
| Developer Contributions and Housing Choices SPD |              | A document providing additional planning information and guidance on developer contributions and housing provision within Cannock Chase District.   |
| District Council                                | DC           | The lower tier of two-tier authorities, responsible for local services.   |
| Duty to Cooperate                               |              | This is a legal test that requires cooperation between local planning authorities and other public bodies to ensure Local Plan policies effectively address strategic issues e.g. infrastructure, housing. It is separate from but related to the Local Plan test of soundness. |
| Economic Development Needs Assessment           | EDNA         | An assessment of the amount and type of employment land required in the District, taking into account a range of factors including the existing and potential future economic trends in the District and several forecast models for future needs.                              |

## Appendix I: Glossary

| Phrase   | Abbreviation    | Definition  |
|--|-----------------|---|
| Employment Land Availability Assessment                      | ELAA            | A database of sites put forward by stakeholders including the Council and land owners to be assessed for their suitability for future employment uses.  |
| The Government White Paper 'Planning for the Future'         | The White Paper | Planning consultation document which proposes reforms of the planning system to streamline and modernise the planning process.  |
| Greater Birmingham & Black Country Housing Market Area       | GBBCHMA         | A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the links between places where people live and work. This HMA is based on the wider Birmingham & Black Country (Dudley, Sandwell, Walsall, Wolverhampton) area.   |
| Greater Birmingham and Solihull Local Enterprise Partnership | GBSLEP          | The Local Enterprise Partnership (see definition below) for this area, covering a number of local authorities including Cannock Chase District.   |
| Green Belt   |                 | A policy and land use designation used to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighbouring urban areas.  |
| Green Belt Review  |                 | A process that sets out the methodology and mechanism for potential possible alterations to the Green Belt boundaries.  |
| Green Space of High Value to Adjacent Urban Communities      |                 | A network of linked green infrastructure within Cannock Chase District that links urban areas to the countryside.   |
| Gross Value Added  | GVA             | The value generated by any unit engaged in the production of goods and services. GVA per head is a useful way of comparing regions of different sizes.  |
| Gypsy, Traveller and Travelling Showpeople                   | GTTS            | National Planning Policy defines 'Gypsies and Travellers' as 'persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group or travelling showpeople or circus people travelling together as such'. 'Travelling Showpeople' are defined as 'members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but |

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| Phrase  | Abbreviation | Definition   |
|---|--------------|--|
|   |              | excludes Gypsies and travellers as defined above'.   |
| Gypsy, Traveller and Travelling Showpeople Accommodation Assessment | GTAA         | An assessment of the accommodation needs of gypsy, traveller and travelling showpeople for the plan period. This is then used to identify how many new sites may be needed for such accommodation in the District.   |
| H1  |              | A monitoring period for the first half of the year, January to June.   |
| Habitats Regulation Assessment                                      | HRA          | The Habitats Regulations Assessment is a tool to identify whether there are likely to be any harmful effects from minerals and waste policies and development proposals on internationally important nature sites. The HRA considers how significant any impacts are likely to be, and identifies whether they can be reduced (mitigated) to protect these sites or whether it is not possible to offset any likely adverse effects. Internationally important nature sites include Special Areas of Conservation (SAC) which have important habitat features, Special Protection Areas (SPAs) which relate to important bird populations and Ramsar sites which are internationally important wetlands. Collectively, these are often referred to as Natura 2000 sites. |
| Hectare   | HA           | A unit of land measurement.  |
| Housing and Planning Act 2016                                       |              | An Act of Parliament that introduced changes to housing policy and the planning system.  |
| Housing Delivery Test   |              | An annual test (by central Government) of the extent to which a local authority is meeting its local housing requirements. Where the amount of new homes being built does not meet requirements there are different penalties dependent upon the level of under delivery.  |
| Housing Needs Assessment  |              | An assessment of the amount and type of housing accommodation required in the District, focused particularly upon affordable needs.  |
| Indoor and Outdoor Sports Facilities Assessment                     |              | An assessment of the current quantity and quality of the local authority areas' facilities and an assessment of the future needs for indoor and outdoor sports provision (in quantity and quality terms), taking account of future population changes.   |
| Industrial Strategy   |              | A strategy document which aims to boost productivity by backing businesses to create good jobs and increase the earning power of people throughout the UK with investment in skills, industries and infrastructure   |

## Appendix I: Glossary

| Phrase   | Abbreviation | Definition   |
|--|--------------|--|
| Infrastructure Delivery Plan                     | IDP          | A plan to identify and aid implementation of the necessary social, physical and green infrastructure required to create sustainable communities.   |
| Imperative reasons of overriding public interest |              | Imperative reasons of overriding public interest include: <ul style="list-style-type: none"> <li>the requirement to maintain the nation's health, safety, education, environment (sustainable development, green energy, green transport);</li> <li>complying with planning policies and guidance at a national, regional and local level;</li> <li>requirements for economic or social development (Nationally Significant Infrastructure Projects, employment, regeneration, mineral extraction, housing, pipelines, .etc.)</li> </ul> |
| Landscape Character Assessment                   |              | A detailed study that analyses and sets out different types of landscape within an area and their historical context.  |
| Local Enterprise Partnership                     | LEP          | A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.   |
| Local Design Guides                              |              | A set of design requirements that provide specific, detailed parameters for the physical development of a site or area.  |
| Local Green Space                                | LGS          | Local Green Space designation is a way to provide special protection for green areas of particular importance to local communities.  |
| Local List                                       |              | A list of buildings or sites that make a positive contribution to an areas character. These may not be nationally designated.  |
| Local Nature Reserve                             | LNR          | Local Nature Reserves (LNRs) are places with wildlife or geological features that are of special interest locally. There are over 1280 LNRs in England covering almost 40,000 ha   |
| Local Plan                                       |              | The Development Plan for a Local Planning Authority area. It can include Development Plan Documents such as Site Allocations and Area Action Plans.  |
| Local Planning Authority                         | LPA          | The authority responsible for planning functions within a District, County or any other type of administrative area.   |

## Appendix I: Glossary

| Phrase  | Abbreviation | Definition  |
|---|--------------|---|
| Local Plan (Part 1)   | LPP1         | The adopted 2014 Development Plan Document that sets out the strategic planning policies and context for Cannock Chase District.  |
| Mineral Safeguarding Areas  |              | An area of land protected from development due to the presence of minerals within a site that could be required for future extraction.  |
| Minerals Plan   |              | A planning document that sets out future minerals needs within an area and protects mineral extraction sites to meet that demand.   |
| Mitigation and Implementation Strategy  |              | A framework that aims to provide protection against a potential threat and provide practical solutions or alternatives to solve the problem.  |
| The National Design Guide   |              | This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.  |
| National Planning Policy Framework  | NPPF         | This document sets out the Governments planning policies for England and how they should be applied.  |
| National Planning Practice Guidance   | NPPG         | The Government planning advice that accompanies the National Planning Policy Framework.   |
| Nationally Described Space Standards  |              | This sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home.            |
| Neighbourhood Plans   |              | A plan prepared by a Parish Council or Neighbourhood Forum for a particular designated Neighbourhood Area.  |
| Open Space Assessment   |              | An assessment of the current quantity and quality of the local authority areas' open spaces and an assessment of the future needs for open space provision (in quantity and quality terms), |
| Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD |              | A document providing additional planning information and guidance on transport related matters within Cannock Chase District.   |
| Playing Pitch Strategy & Action Plan  |              | The document provides guidance and support to local authorities who are looking to understand and assess the need for playing pitches and improve provision.                                |
| Proposals Map   |              | A map that shows the location of planning designations, which are usually also set out in written planning policies.  |
| Partner Authorities   |              | The Government bodies working together as a team on a contract or project.  |
| Retail and Leisure Study  |              | A study on retail and leisure uses within Cannock Chase District, including existing and future capacity.   |

## Appendix I: Glossary

| Phrase  | Abbreviation | Definition  |
|---|--------------|---|
| Safeguarded Land                                      |              | Land that is protected for a specific future, often longer term, land use.  |
| SAC Zone of Influence                                 |              | An area within which new residential development must provide mitigation measures to avoid harm to Cannock Chase Special Area of Conservation.  |
| Self Build Register                                   |              | A register of people who are interested in building their own dwelling within Cannock Chase District.   |
| Self Build and Custom Housebuilding Act 2015          |              | An Act of Parliament that sets out legislation on self build and custom house building.   |
| Site Assessment Matrix                                |              | A framework for assessing whether a site is suitable for a proposed use or designation.   |
| South Staffordshire District Council                  | SSDC         | The Local Planning Authority for South-West Staffordshire. It covers areas including Great Wyrley, Cheslyn Hay and Huntington.  |
| Special Area of Conservation                          | SAC          | Special Areas of Conservation (SACs) are protected sites under the European Community Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.  |
| Stafford Borough Council                              | SBC          | The Local Planning Authority for the Stafford area. It includes the northern part of Cannock Chase AONB, Brocton and Great/Little Haywood.  |
| Staffordshire County Council                          | SCC          | The upper- tier in a two tier Local Authority system County wide Planning Authority for Highways, Minerals and Waste planning matters.  |
| Statement of Community Involvement                    | SCI          | A statement of how Cannock Chase Council will consult the local community when preparing planning documents and consulting on planning applications.  |
| Strategic Flood Risk Assessment and Water Cycle Study | SFRA/WCS     | SFRA – An assessment of flood risk across the District taking into account the most up to date data on flooding from various sources e.g. rivers and surface water.<br><br>WCS- An assessment of water resources across the District to identify if there is sufficient supply to support future developments and/or what upgrades to infrastructure may be required. |
| Strategic Housing Land Availability Assessment        | SHLAA        | A database of sites put forward by stakeholders including the Council and land owners to be   |

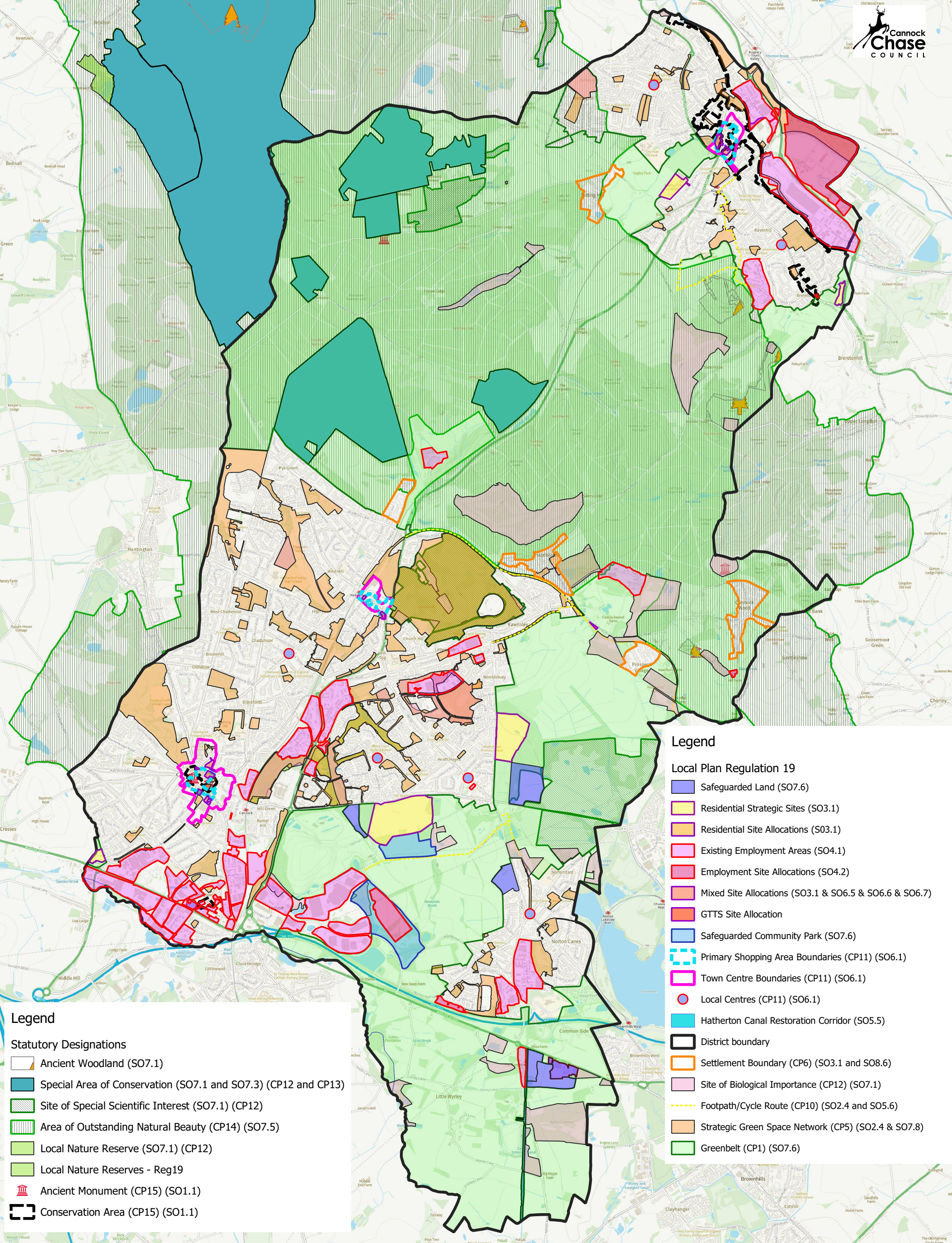
## Appendix I: Glossary

| Phrase  | Abbreviation | Definition   |
|---|--------------|--|
|   |              | assessed for their suitability for future residential uses.  |
| Stoke-on-Trent & Staffordshire Local Enterprise Partnership | SSLEP        | The economic body for the Staffordshire County Council and Stoke On Trent Government areas. See LEP definition.  |
| Supplementary Planning Document                             | SPD          | A local document that may cover a range of issues, thematic or site-specific, and provides further detail of policies and proposals in the local plan.   |
| Sustainability Appraisal                                    | SA           | An appraisal of the economic, environmental, and social effects of a plan.   |
| Town and Country Planning Regulations 2012                  |              | Regulatory framework   |
| Town Centre Services  |              | Commercial, Business and Service' (Class E), Learning and Non-Residential Institutions' (Class F1), Local Community' (Class F2) Uses, Hotels (Class C1); drinking establishments, hot food takeaways, cinemas, concert halls, dance halls and bingo halls.   |
| Transport Assessment  |              | An assessment which sets out the transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed to deal with the anticipated transport impacts of development  |
| Travel Plan   |              | A long-term management strategy for integrating proposals for sustainable travel based on evidence of the anticipated transport impacts of development. They set measures to promote and encourage sustainable travel (such as promoting walking and cycling).   |
| Viability Assessment  |              | An assessment of whether or not development is likely to be financially viable, taking into account a range of relevant factors including land values and costs, development costs, financing costs and developer profit. These assessments can be undertaken at a Local Plan level (i.e. how will Local Plan policies affect the financial viability of developments in the District generally) and at a site-specific/development level. |
| West Midlands Combined Authority                            | WMCA         | A recently constituted authority formed of local authorities and Local Enterprise Partnerships (LEPs) chaired by the Mayor for the West Midlands. It enables the transfer of powers on   |



## Appendix I: Glossary

| Phrase | Abbreviation | Definition   |
|--------|--------------|--|
|        |              | decision making and funding from central Government to the West Midlands on specified areas (as set out within devolution agreements) e.g. transport, housing. |



**Legend**

**Statutory Designations**

- Ancient Woodland (SO7.1)
- Special Area of Conservation (SO7.1 and SO7.3) (CP12 and CP13)
- Site of Special Scientific Interest (SO7.1) (CP12)
- Area of Outstanding Natural Beauty (CP14) (SO7.5)
- Local Nature Reserve (SO7.1) (CP12)
- Local Nature Reserves - Reg19
- Ancient Monument (CP15) (SO1.1)
- Conservation Area (CP15) (SO1.1)

**Legend**

**Local Plan Regulation 19**

- Safeguarded Land (SO7.6)
- Residential Strategic Sites (SO3.1)
- Residential Site Allocations (SO3.1)
- Existing Employment Areas (SO4.1)
- Employment Site Allocations (SO4.2)
- Mixed Site Allocations (SO3.1 & SO6.5 & SO6.6 & SO6.7)
- GTTS Site Allocation
- Safeguarded Community Park (SO7.6)
- Primary Shopping Area Boundaries (CP11) (SO6.1)
- Town Centre Boundaries (CP11) (SO6.1)
- Local Centres (CP11) (SO6.1)
- Hatherton Canal Restoration Corridor (SO5.5)
- District boundary
- Settlement Boundary (CP6) (SO3.1 and SO8.6)
- Site of Biological Importance (CP12) (SO7.1)
- Footpath/Cycle Route (CP10) (SO2.4 and SO5.6)
- Strategic Green Space Network (CP5) (SO2.4 & SO7.8)
- Greenbelt (CP1) (SO7.6)