

CANNOCK CHASE LOCAL PLAN

Local Plan (Part 2) Issues and Options Consultation

January 2017



Preface

The Local Plan is a Development Plan document produced under the Planning and Compulsory Purchase Act 2004 (as amended) to help shape the way in which the physical, economic, social and environmental characteristics of Cannock Chase District will change between 2006 and 2028.

Local Plan (Part 1), also incorporating the Rugeley Area Action Plan, was adopted by Cannock Chase Council in 2014. Part 1 provides the context and process for setting strategic and development management policy for the District and well as providing more detailed policy context for Rugeley Town Centre.

This document is the first stage in producing Local Plan (Part 2). The aim of Local Plan (Part 2) is to develop site specific allocations and any further policy elaboration which may be required in order to expand upon Local Plan (Part 1). The preface to Local Plan (Part 1) sets out what Local Plan (Part 2) will cover including consideration of how the District might contribute to addressing Birmingham's housing needs (now a cumulative housing shortfall across the Greater Birmingham Housing Market Area) potentially either by identifying further capacity or safeguarding land for development beyond the plan period. Local Plan (Part 1) also states that Local Plan (Part 2) will safeguard sites for potential development beyond the plan period to help meet future District needs and that this work would need to be informed by a review of the Green Belt.

The structure of the document provides an 'introduction' to the Local Plan in the first instance, including a summary of the purpose of this document; its coverage; the wider policy context; and an explanation of the purpose of this stage of consultation. It then sets out the issues which need to be addressed, suggesting a range of potential options for addressing these and inviting comment. All comments received will be considered before the next stage of the plan is progressed.

How to respond to this consultation

The Local Plan Part 2 (LPP2) Issues and Options 2017 consultation provides an opportunity for you to provide your views on the issues facing the District and options for how these might be addressed before moving to the next stage of the plan (Proposed Submission). These issues and options have been identified in the context of the adopted Local Plan Part 1 (LPP1) which sets the strategic plan for the District up to 2028, including housing and employment growth requirements.

In order to make responding as easy as possible we are offering different ways for you to access this document and for your views to be heard in accordance with our Statement of Community Involvement¹.

a. Access the plan online at www.cannockchasedc.gov.uk/planningpolicy. Submit your responses via email to planningpolicy@cannockchasedc.gov.uk. An online, interactive version of the Consultation Map, showing the sites proposed for assessment is available at <http://cannockchase.addresssafe.com/app/exploreit/>

b. If you prefer, paper copies of the document are available to view at various locations across the District (see details below) and you may read these and respond by in writing to the Planning Policy section based at the District Council offices (see contact details below). These documents include paper copies of the Consultation Maps in Appendix 2.

c. You can also read our summary 'non-technical' leaflet online or access paper copies at various locations across the District (see details below). The consultation document (and accompanying background papers) and summary leaflet may all be viewed in the following public libraries:

- Cannock - Manor Avenue, WS11 1AA
- Rugeley - Anson Street, WS15 2BB
- Hednesford - Market Street, WS12 1AD
- Norton Canes - Burntwood Road, WS11 9RF
- Brereton - Talbot Road, WS15 1AU
- Heath Hayes - Hednesford Road, WS12 3EA

¹ <http://www.cannockchasedc.gov.uk/residents/planning/planning-policy/statement-community-involvement-sci>

How to respond to this consultation

Or by visiting the Council offices at:

Cannock Chase District Council Civic Centre Beecroft Road Cannock Staffordshire WS11 1BG	The Rugeley Area Office Anson Street Rugeley
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You may obtain a paper copy free of charge by contacting us as follows:

- Write to 'Planning Policy' at the District Council address shown above
- email planningpolicy@cannockchasedc.gov.uk
- Phone 01543 462621 and ask for Planning Policy

The consultation period will run from Monday 30th January – Monday 27th March 2017 (a period of 8 weeks).

To help in making sure as many people as possible have a chance to hear about what we are doing, Council officers will be distributing leaflets and be available to hear some of your views at the following locations:

Norton Canes Library	Thursday 16 th February 2017	3.30-6.30pm
Hednesford Library	Tuesday 21 st February 2017	1.30-4.30pm
Rugeley Library	Thursday 23 rd February 2017	10am-1pm
Cannock Library	Friday 24 th February 2017	10am-1pm
Heath Hayes Library	Thursday 2 nd March 2017	3.30-6.30pm
Brereton Library	Friday 3 rd March 2017	2.30-5.30pm

Within each chapter there are a number of 'Issues' identified followed by a series of suggested 'Options' for addressing those issues. A number of questions are then asked at the end of each chapter to help assist the consultation process including which are your preferred options for addressing the issues raised and why.

A glossary of terms used in the document can be found in Appendix A

PLEASE NOTE: Responses submitted to this consultation, along with any supporting information, will be made available in the public domain and attributed to the respondent. Personal details (other than the respondents name and the company/landowner they represent, if applicable) will not be published but will be stored on the Councils Planning Policy database in accordance with the Data Protection Act.

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1. Introduction

Background to the Local Plan

- 1.1** The Local Plan will help shape the way in which the physical, economic, social and environmental characteristics of Cannock Chase District will change until 2028. It will ensure that we provide the right amount and types of places for people to live in, sufficient and appropriate land to provide a range of local employment opportunities as well as retail, leisure and other kinds of uses. It ensures that the natural and built environment, especially the highest quality and most sensitive areas, are protected and enhanced. The plan also ensures that the right infrastructure is provided including that relating to open and green spaces, transport, education and the health and wellbeing of our communities. It is a statutory document and is therefore key in informing decision-making for planning in the District.
- 1.2** The Cannock Chase District Local Plan is split into two separate documents. The first: Local Plan Part 1 (LPP1) sets the strategic context and policies for planning for the District to 2028. LPP1 was examined by an independent Planning Inspector in 2013 and subsequently was adopted by the District Council in June 2014. LPP1 contains details on the distribution and type of development needed across the District (5,300 new dwellings, 88ha of employment land, and town centre growth): infrastructure; design; neighbourhood planning; social inclusion and healthy living; housing land; housing choice; employment land; a balanced economy; sustainable transport; town / local centres hierarchy; biodiversity and geodiversity; the Cannock Chase Special Area of Conservation (SAC); landscape character and the Cannock Chase Area of Outstanding Natural Beauty (AONB); the historic environment; climate change and sustainable resource use.
- 1.3** Local Plan Part 2 (LPP2) looks at the finer detail. Whereas LPP1 provided the strategic framework (and one allocated site for up to 900 homes at Pye Green in Cannock), LPP2 will be looking at the detailed delivery of this. This includes consideration as to how land might be allocated to accommodate the number of homes we are required to provide as set out in LPP1; to provide enough new pitches and plots for gypsy, traveller and travelling showpeople; to provide sites for employment uses; to protect green space and areas of environmental importance; as well as reviewing the Green Belt to see whether it still functions in the way in which Green Belt is meant to or whether we need to be making any changes. The Council has also committed to testing whether it can accommodate around a further 1000 homes as a contribution to addressing the shortfall in the Greater Birmingham Housing Market Area (GBHMA) and LPP2 will consider how this might be achieved.

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- 1.4** This Issues and Options document is the first stage in developing LPP2. It looks at all the issues we think we should be covering, and then sets out different ways in which these issues might be addressed. Following consultation we will consider the matters raised before preparing the next stage of the plan which will be the Proposed Submission document. This will be published in line with statutory requirements to enable formal comments (representations) to be made before the Plan is submitted to the Secretary of State so that it can be examined by an independent Planning Inspector.
- 1.5** It is worth pointing out at this point that, whilst many Local Plans are developed with a further stage in between Issues and Options and proposed Submission (Preferred Options) it is not our intention to do this. Preferred Options is not a statutory stage in the Plan Making process and the Government has made its intentions clear to simplify and speed up the process of Local Plan production. Furthermore, as this is a Part 2 Plan, covering a small and highly constrained District, we think the number of options for addressing issues identified will, in reality, be more limited from the outset and thus unlikely to warrant a lengthy and drawn out process. Much of the strategic context is set via LPP1 and therefore any options need to be considered within an existing framework. Based on the analysis of the evidence, and within the existing context of LPP1, we will therefore present a range of options where this is possible and invite comment on this before proceeding directly to the Proposed Submission stage.
- 1.6** It is important that LPP2 is informed by relevant, robust evidence. Much of this has already been prepared as it informed the adopted LPP1 and LPP2 is the further detailed articulation of this adopted framework. Therefore we have only commissioned further evidence or updates of evidence where we think it is necessary and adds value. This includes a Green Belt Review, updated evidence on retail and leisure and an update to our Landscape Character Assessment. Further evidence relating to the Cannock Chase Special Area of Conservation (SAC) is in the process of being commissioned by the Cannock Chase SAC Partnership so that the impacts of further growth relating to the housing shortfall across the GBHMA can be fully considered. This plan is accompanied by a Sustainability Appraisal.

1. Introduction

- 1.7** For context, the Local Plan is supported by a suite of additional documents. Supplementary Planning Documents (SPDs) provide further detail and articulation to an adopted Local Plan, and we currently have adopted SPDs on Design, on Developer Contributions and on the management of a number of Conservation Areas. The Statement of Community Involvement is a separate document which sets out how we will consult on our plans and policies including LPP2.
- 1.8** In addition, communities can choose to produce their own Neighbourhood Plan and this can become part of the statutory Development Plan for the area if an independent examiner finds it meets a number of conditions including broadly conforming with the Local Plan for the area. Two such plans are being produced by communities in this District, these relate to Brereton and Ravenhill, and Hednesford, and these parishes have been formally designated as Neighbourhood Areas. Emerging work on these will be taken into account as we prepare LPP2.

Planning Reform and the Impact upon Local Plan Preparation

- 1.9** The introduction to LPP1 provides an overview of the policy context within which this Plan is being prepared. The Planning system is currently undergoing significant change. As mentioned previously the Government is trying to speed up and simplify the process of Local Plan preparation with one of the key reasons behind this being to try and boost the rate of housing delivery. The Housing and Planning Act came into force in April 2016, and there have been several consultations on different aspects of reform.
- 1.10** Clearly, given the national push to have plans adopted more swiftly, it is not possible to wait for all of these reforms to have taken place before progressing LPP2. Some aspects of the reforms – such as the inclusion of Starter Homes in the definition of ‘Affordable Housing’ - are going to require new evidence which will take a significant amount of time to prepare. This will cause further delay to plan production.

1. Introduction

1.11 The most sensible way to deal with this situation seems to be to deal with the structure already established by LPP1, only updating the evidence base where it is needed to inform site appraisal and selection and the development of any further policy elaboration where there is a clear 'hook' in Part One, leaving the impacts of more radical reform to a full Local Plan review, which would immediately begin once LPP2 is adopted. Further details will be added into the chapters of this document where there are issues of particular relevance.

What is the Issues and Options stage?

1.12 Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 states that when preparing a Local Plan, the Local Authority needs to invite consultees to make representations as to what that Plan should contain.

1.13 This consultation is therefore asking for comments in relation to this matter. However, rather than just asking what is a very broad question, we have then set out what issues we think the plan might need to cover (bearing in mind that this is a Part 2 Local Plan) and options we think may be appropriate in addressing those issues and are inviting comment on these so that we can consider matters further. We want your feedback: have we got it right? Have we missed anything?

1.14 In summary, we are suggesting that the scope of LPP2 should cover the following topic areas, as set out in the following Table 1, which also shows how they link back to LPP1. Further information is provided in Table 2 later in this document which provides the detail in terms of which of the policies in LPP1 requires further elaboration or update.

1. Introduction

Table 1: Issues to be covered by Local Plan Part 2

Issues to be covered by LPP2	Key links to LPP1
Allocation of housing sites to meet the Local Plan requirement as set out in Part 1 and consideration of the potential for accommodating a further 1000 homes to help address the shortfall across the GBHMA.	CP1 (Strategy), CP6 (Housing land), CP7 (Housing Choice)
Allocation of employment sites to meet the Local Plan requirement as set out in Part 1	CP1 (Strategy), CP8 (Employment Land), CP9 (A balanced economy)
Consideration of the approach to the newly emerged Rugeley Power Site including the rail link.	CP1 (Strategy), CP6 (Housing land), CP8 (Employment land), CP10 (Sustainable Transport).
Consideration of whether local thresholds should be introduced for the Impact Test in relation to retail, office and leisure development.	CP1 (Strategy), CP11 (Centres)
Allocation of sites to meet the needs of Gypsies, Travellers and Travelling showpeople	CP7 (Housing Choice)
Review of Green Belt boundaries to 'tidy up' anomalies, and potentially to accommodate some development if required, including possible safeguarding	CP1(Strategy), CP3 (Chase shaping – Design), CP6 (Housing land), CP8 (Employment Land), CP14 (Landscape Character and Cannock Chase Area of Outstanding Natural Beauty)
Consideration of the detail of the Green Space Network including, Cannock Stadium and other leisure, recreation and community uses and any allocations which may result.	CP1 (Strategy), CP5 (Social Inclusion and Healthy Living), CP14 (Landscape Character and Cannock Chase AONB)
Biodiversity and geodiversity – updates to reflect most up to date designations	CP1 (Strategy), CP12 (Biodiversity and Geodiversity)
Consideration of further policy elaboration relating to the historic environment including heritage led regeneration.	CP15 (Historic Environment)
Consideration of issues relating to climate change and sustainable resource use.	CP16 (Climate Change and Sustainable Resource Use)
Consideration of any infrastructure issues including transport, health, education	CP2 (Developer Contributions for Infrastructure), CP10 (Sustainable Transport)
Links to Neighbourhood Plans	CP4 (Neighbourhood Led Planning)
Consideration as to how the Local Plan will address changes to the planning system brought in by the Housing and Planning Act 2016	National context.

1. Introduction

1.15 We are proposing that the **main focus of the plan is upon site allocation and delivery of LPP1**. It is not our intention to develop a suite of further policies as we think that LPP1 generally provides us with sufficient detail, supported by SPDs where appropriate. We do not want to over complicate matters **so it is our intention only to develop further policy where we think it is absolutely necessary**, for example where it adds value or delivers the right infrastructure to support specific allocations. We explain this further in the Policy Matrix (see Chapter 2, Table 2).

How have the options been appraised?

1.16 The overall approach to allocations is set out in Chapter 3, with further detail for each topic addressed in the relevant chapter. A Sustainability Appraisal has been prepared alongside the LPP2 which is a checklist of issues that need to be taken into account to ensure sustainability has been properly considered. Further guidance on the preparation and application of Sustainability Appraisals is provided in the national planning practice guidance

<http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>.

1.17 The conclusions of the Sustainability Appraisal will be instrumental in informing the development of the plan, and this information will be considered in tandem with other relevant evidence such as the Green Belt Review. The Sustainability Appraisal for the LPP2 Issues and Options is available to view at www.cannockchasedc.gov.uk/planningpolicy Comments are invited upon the initial findings of the Sustainability Appraisal as it is being consulted on at the same time as the Issues and Options document.

1.18 It is emphasised that planning is not an exact science, and we have to consider many issues and balance these before drawing any conclusions. At the heart of our strategy however is the need to balance development and economic growth with environmental protection and enhancement. Our adopted strategy is urban-focused to ensure that new development is sustainably located with good access to a range of services and facilities. Our options are therefore considered in the light of this established strategic context via LPP1.

Introduction Question

1. Do you have any comments in terms of any of the matters raised in this chapter?

2. Links between Local Plan Part 1 and Local Plan Part 2

Links between LPP1 and LPP2

2.1 The following Table 2 provides a summary of where the Council intends to elaborate upon existing adopted LPP1 policies via LPP2. As set out in the Introduction, the focus is upon site allocations to support delivery of the LPP1 growth requirements and further policy standards where required to aid implementation e.g. criteria for assessing planning applications. Some elaboration is also suggested as a result of national policy context changes but these need to be considered further as they potentially go beyond LPP1 policy provisions.

Table 2: Policy links between LPP1 and LPP2

LPP1 Policy	Further elaboration /options proposed in LPP2?	Explanation/Justification
CP1: Strategy	Yes	To provide site allocations and address longer term needs/safeguarding including consideration of the Rugeley Power Station site.
CP2: Developer Contributions for Infrastructure	No	No further elaboration required- still in line with national policy and local policy aspirations. Developer Contributions and Housing Choices SPD (2015) produced to help support implementation of this policy- can be updated to reflect any changes as required alongside LPP2. Issues raised by policy to be addressed as part of site specific allocations/policy e.g. the need for any additional infrastructure to support new developments. Updated Infrastructure Delivery Plan (IDP) to be produced alongside LPP2. The current IDP is appended to this document.
CP3: Chase Shaping – Design	No	No further elaboration required- still in line with national policy and local policy aspirations. Design SPD (2016) produced to help support implementation of this policy - provides further local elaboration. Issues raised by policy to be addressed as part of site specific allocations/policy e.g. the need for any specific design/layout features on site.
CP4: Neighbourhood – Led planning	No	No further elaboration required- still in line with national policy and local policy aspirations. Issues raised by policy to be addressed where necessary in LPP2 policies e.g. reference to Neighbourhood Plans potentially providing additional allocations of small scale schemes.

2. Links between Local Plan Part 1 and Local Plan Part 2

LPP1 Policy	Further elaboration /options proposed in LPP2?	Explanation/Justification
CP5: Social Inclusion and Healthy Living	Yes	To provide details where required of green space allocations where further elaboration or review / updating of the greenspace network is required including the former Cannock stadium site.
CP6: Housing Land	Yes	To provide residential development site allocations and to address longer term needs/safeguarding.
CP7: Housing Choice	Yes	To provide response to changed national context regarding affordable housing. To provide site allocations for Gypsy, Traveller and Travelling Showpeople requirements.
CP8: Employment land	Yes	To provide employment development site allocations and to address longer term needs/safeguarding.
CP9: A Balanced Economy	Yes	To consider potential site allocations for leisure/recreation development schemes.
CP10: Sustainable Transport	Yes	This policy overall is still in line with national policy and local policy aspirations. However the site of the now closed Rugeley Power Station incorporates a rail link and the future of this needs to be considered so LPP2 includes a section on this. In terms of the adopted Design SPD (2016) – the Council will update this SPD to incorporate revised parking standards rather than include them within LPP2. No responses to Call for Sites exercises have been received for relevant potential site allocations e.g. safeguarded transport schemes. Overall, no other additional issues arising that require a specific further response from LPP2 at this time e.g. allocations or further development management policies. The Sustainability Appraisal of the potential site allocations will incorporate CP10 policy provisions e.g. by assessing the proximity of a site to sustainable transport networks and its proximity to air pollution hotspots. As a result, there may be issues identified in specific relation to proposed allocations which require a policy response e.g. infrastructure requirements, such as the upgrading of road junctions or additional public transport provision as part of site specific policies. The need for such allocations and/or policies will be kept under review as the LPP2 site assessment work progresses.
CP11: Centres Hierarchy	Yes	The updated Retail Study (November 2015) makes recommendations in terms of local thresholds so these will be considered. Cannock Town Centre is being addressed by a separate Area Action Plan so no proposals to update CP11 in this respect.
CP12: Biodiversity and Geodiversity	No	No further elaboration required- still in line with national policy and local policy aspirations. Design SPD (2016) produced to help support implementation of this policy. Policies Map for LPP2 will be updated to reflect most up to date designations. The Sustainability Appraisal of the potential site allocations will incorporate CP12 policy provisions e.g. by assessing the proximity of a site to protected designations. As a result, there may be issues identified in specific relation to proposed allocations which require a policy response e.g. mitigation measures to ensure no adverse impacts as part of site specific policies. The need for such allocations and/or policies will be kept under review as the LPP2 site assessment work progresses.

2. Links between Local Plan Part 1 and Local Plan Part 2

LPP1 Policy	Further elaboration /options proposed in LPP2?	Explanation/Justification
CP13: Cannock Chase Special Area of Conservation (SAC)	No	No further elaboration required- still in line with national policy and local policy aspirations. The policy links to the ongoing work of Partner Authorities and provides the link to the Mitigation and Implementation Strategy, which is kept up to date.
CP14: Landscape Character and Cannock Chase Area of Outstanding Natural Beauty (AONB)	No	No further elaboration required- still in line with national policy and local policy aspirations. Design SPD (2016) produced to help support implementation of this policy. The Sustainability Appraisal of the potential site allocations will incorporate CP14 policy provisions e.g. by incorporating landscape sensitivity assessment findings into the appraisal process. As a result, there may be issues identified in specific relation to proposed allocations which require a policy response e.g. mitigation measures to ensure no adverse impacts as part of site specific policies. The need for such allocations and/or policies will be kept under review as the LPP2 site assessment work progresses.
CP15: Historic Environment	Yes	Consideration of further detail in terms of change management and opportunities for heritage led regeneration.
CP16: Climate Change and Sustainable Resource Use	No	No further elaboration required- still in line with national policy and local policy aspirations. Design SPD (2016) produced to help support implementation of this policy- Council also issued a 'Policy Position Statement' (October 2015) in specific relation to standards that were affected by the national changes in building regulations (namely water efficiency standards within Policy CP13 3(a)). A key scheme identified in LPP1, a formal flood alleviation scheme for Rugeley town centre, is in the process of being implemented. The Staffordshire County Council updated Minerals Plan is currently undergoing examination in public. Once the plan is adopted then the Mineral Safeguarding Areas, and the accompanying policies, will be used to inform decision making. No responses to Call for Sites exercises have been received for relevant potential site allocations e.g. sites for renewable energy schemes. Overall, no additional issues arising that require a specific further response from LPP2 at this time e.g. allocations or further development management policies. The Sustainability Appraisal of the potential site allocations will incorporate CP16 policy provisions e.g. by assessing the extent of flood risk affecting a site and its proximity to air pollution hotspots. As a result, there may be issues identified in specific relation to proposed allocations which require a policy response e.g. infrastructure requirements, such as the safeguarding of land for further flood alleviation schemes or the incorporation of pollution mitigation measures into site specific allocation policies. The need for such allocations and/or policies will be kept under review as the LPP2 site assessment work progresses.

2. Links between Local Plan Part 1 and Local Plan Part 2

Links between LPP1 and LPP2 Questions

1. Do you have any comments in terms of any of the matters raised in this chapter?
2. Do you agree with our assessment of the need, or no need for further policy elaboration as detailed above? If not, please specify which policy and detail your justification/suggested policy amendments.
3. Do you agree with our approach of keeping the need for further policy responses via LPP2 under review as the site options assessment work progresses?

3. Approach to Allocations and Standards

Allocations

- 3.1** The LPP1 and LPP2 Policy Links table (Table 2, Chapter 2) sets out clearly where site allocations are to be assessed in relation to specific LPP1 policies. The main areas of proposed allocations relate to:
- Housing
 - Employment (including leisure and tourism proposals)
 - Green Space and Recreation
- 3.2** Supporting background papers to the LPP2 have been provided to set out the methodology undertaken to select site options for initial assessment for potential allocation. These are:
- Site Options Selection Methodology Background Paper (November 2016)
 - Gypsy, Traveller and Travelling Showpeople Site Options Selection Methodology Background Paper (November 2016)
- 3.3** The relevant chapters related to housing, employment and green spaces discuss in more detail the proposed approach to allocations and individual site options for allocations. The accompanying schedule of sites and consultation maps provide detail of all the individual site options (see Appendix 1 and 2). The chart below summarises the process that has been undertaken in selecting initial housing and employment site options for assessment and how they will be taken forward for assessment.

3. Approach to Allocations and Standards

Stage 1. Initial list of site options drawn from SHLAA/ELAA 2016 and Local Plan (Part 1) Policies containing specific references to future potential site allocations.

Stage 2. Sites removed from assessment process:

- 1.1 Sites unlikely to come forward on basis of availability (e.g. sites which are now in alternative use or are being promoted for alternative uses) including sites not promoted since 2007 Site Allocations Issues and Options
- 1.2 Deliverable (0-5 year) and Developable (6-15 year) minor residential sites of less than 10 dwellings and major sites with planning permission of less than 30 dwellings (on basis that the LPP2 is not proposing to allocate such sites)
- 1.3 Available employment sites outside key locations at Kingswood Lakeside, Towers Business Park and A5 Corridor (on basis that the LPP2 is not proposing to allocate such sites)
- 1.4 Minor site options within the AONB only i.e. outside the Green Belt (in line with overall approach to other minor sites and on the basis that the LPP2 is not reviewing AONB boundaries)

Stage 3. Finalise list of sites options for assessment

Includes all remaining housing and employment sites; Green Belt sites (major and minor -on the basis that the LPP2 is considering Green Belt boundary changes and that minor sites would most likely require a review of this policy constraint in order to come forward for development); other site options e.g. local green space proposals.

Stage 4. Undertake consultation and initial assessment process

Undertake consultation on list of site options for assessment and assessment methodology. Undertake Sustainability Appraisal of all currently identified site options and invite comments on initial findings.

Stage 5. Review list of site options for assessment and undertake further assessment work.

Review list of site options following consultation, if required. Review findings of Sustainability Appraisal consultation comments, if required. Undertake full assessment of up to date site options- see Table 3 below and accompanying text.

Stage 6. Selection appropriate sites for allocation and undertake consultation

Based upon the findings of the Stage 5 assessment process, conclude which site options are appropriate for allocation and undertake consultation on these conclusions. Following consultation, take forward final site allocation proposals to independent Examination in Public (with amendments, where required).

3. Approach to Allocations and Standards

- 3.4** At this Issues and Options stage (Stage 4 in the above chart) the Council is seeking to ensure that firstly, it has identified the correct sites to be assessed for potential allocation. At present the Council has only deemed which sites should be selected for assessment and has only undertaken a Sustainability Appraisal of those sites (which is a statutory requirement). The selection of a site for assessment does not mean that it will be taken forward for allocation, only that it will be assessed.
- 3.5** Secondly, the Council is seeking to ensure that its methodology for assessing the site options is appropriate. Table 3 below sets out a suggested 'Site Assessment Matrix' to be used in the next stage (Stage 5 set out above) of the process following on from this Issues and Options consultation. Once the Council has confirmed that the site options identified are appropriate it will undertake a fuller site assessment process. This will incorporate the findings of the Sustainability Appraisal (already undertaken) alongside other factors identified within the matrix.

3. Approach to Allocations and Standards

Table 3: Site matrix assessment for potential allocations

Site Reference	Spatial Strategy comments (accords/doesn't accord including if Brownfield/Greenfield/Green Belt) NB. In case of Gypsy, Traveller and Travelling Showpeople sites this would be in relation to the 'Area of Search'	Sustainability Appraisal Score Summary	Availability and Achievability i.e. willing landowner; barriers to availability such as third party ownership; developer interest; viability issues	Green Belt Score Summary (if relevant)	Other comments/ site specific issues e.g. Green Space Network assessment; mitigation measures, including infrastructure requirements	Proposed for Allocation/ Safeguarding? YES/NO and summary of reasons

3. Approach to Allocations and Standards

- 3.6** The matrix proposes that a number of key factors are considered in assessing the appropriateness of a site for allocation. In coming to a final conclusion on whether or not the site should be proposed for allocation the Council will take a balanced planning judgement based upon the overall findings on each site assessment. Where there is a clear 'showstopper' barrier to the site coming forward e.g. the landowner is no longer willing to make the site available for development, then this will naturally override other factors. A summary of each of the key factors within the matrix is provided below.

1. Spatial Strategy alignment

This factor is considered important as it ensures that any proposed allocations are in alignment with the spatial strategy set out in LPP1, which the LPP2 should accord with. The preferred spatial strategy was considered to be the most sustainable option for development in the District over the plan period. Therefore options which do not accord with the spatial strategy may consequently not be considered sustainable, although each option will be considered on its own merit.

2. Sustainability Appraisal Score

The Sustainability Appraisal is a key piece of assessment work which considers the sustainability of the proposals against a number of key Objectives related to social, environmental and economic considerations. Each site is assessed against the Objectives and comments provided. A summary of the overall score will be outlined bringing out in particular those areas against which a site performs well or does not perform well. Potential mitigation measures for areas of negative scores could also be identified to address sustainability issues e.g. where accessibility to public transport is lacking a site may be able to provide additional infrastructure such as bus stops/bus route subsidies.

3. Availability and Achievability

This factor assesses the extent to which sites are likely to come forward for the proposed use e.g. is the landowner still willing to sell the land or are there any prohibitive factors which affect the sites achievability such as ground remediation costs which make a development scheme financially unviable.

4. Green Belt Score

The Green Belt score is derived from the Green Belt Review (2016). This assessed parcels and broad areas of Green Belt land across the District in order to determine how well they were performing against the five purposes of Green Belt land. It therefore provides an important steer on the performance of the Green Belt in specific areas and will help to inform decision making on those relevant sites.

5. Other site specific issues

This enables more consideration of any issues either not covered via the other factors, or requiring more detailed attention. This may include site specific issues related to mitigation measures (referred to above) that would be needed to make development scheme acceptable, such as flood risk alleviation works or improved road junctions. This section could also identify where wider benefits may arise as a result of the development e.g. if it were to provide mitigation measures such as an improved road junction how that could offer wider benefits to the area.

3. Approach to Allocations and Standards

Standards

- 3.7** The LPP1 and LPP2 Policy Links table (Table 2, Chapter 2) sets out clearly where policy standards are to be developed in relation to specific LPP1 policies. The LPP2 will only seek to develop additional standards where necessary to elaborate upon LPP1 policies and respond to changed circumstances which have happened since LPP1 was adapted. A number of SPDs have already been produced to support LPP1 policies; these can be revised and updated when required alongside LPP2.

Approach to Allocations and Standards Questions

1. Do you have any comments in terms of any of the matters raised in this chapter?
2. Do you agree with our proposed approach to allocations and standards, including the proposed Site Assessment Matrix? Please note, any comments in relation to specific sites and standards should be made in the relevant chapters e.g. if your comment relates to a proposed housing site allocation please make these comments in reference to Chapter 5.

4. Green Belt

Issue GB1: Review of Green Belt Boundaries

- 4.1** The National Planning Policy Framework (NPPF) clearly states that Green Belt sets out five specific purposes. These are:
- To check the unrestricted sprawl of built up areas;
 - To prevent neighbouring towns merging in to one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.2** The NPPF also states that Green Belt boundaries ‘should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to the intended permanence in the long term so that they should be capable of enduring beyond the plan period’.
- 4.3** LPP1 sets the context for the need for LPP2. Policy CP1 emphasises the need to focus investment and regeneration ‘in existing settlements whilst conserving the landscape of the AONB, Hednesford Hills, Green Belt and the green infrastructure of the district’. Policy CP6 refers to the need for LPP2 to consider the appropriateness of the Green Belt boundary with specific reference to land east of Wimblebury Road, which was safeguarded under the 1997 Local Plan. Moreover, LPP1 states that ‘Local Plan Part 2 will...help address Birmingham’s housing needs should this be necessary following further evidence gathering either by identifying further capacity within the plan period or safeguarding land for development beyond the plan period...to help meet future District needs’. The preface to LPP1 also makes specific reference to the matter of safeguarding being considered in LPP2.
- 4.4** When considering Green Belt changes, should they be required, sustainability is key. The NPPF states that ‘when drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt Boundary, towards towns or villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.’

4. Green Belt

4.5 The NPPF provides further elaboration in terms of setting boundaries for Green Belts. They must:

- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- Not include land which it is unnecessary to keep permanently open;
- Where necessary, identify in their plans areas for 'safeguarded land' between the urban area and the Green Belt in order to meet longer term development needs stretching well beyond the plan period;
- Make clear that the 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 a Local Plan review which proposes the development;
- Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

As a result of the commitment to assess the Green Belt boundaries and consider site safeguarding, a Green Belt Review was completed in 2016.

4.6 The Green Belt Review sets out the detailed methodology which was used, but in summary this divides the Green Belt into appropriate parcels for assessment against each of the five purposes of Green Belt. Smaller parcels have been identified adjacent to the large built up areas of the District as, in line with the urban focused nature of the strategy, these would be most likely to be the most sustainably located sites for possible development. The remaining areas of Green Belt have been divided into broad areas, mainly open and undeveloped countryside.

4.7 Each parcel is then assessed in terms of how it functions against each of the Green Belt purposes as set out in the NPPF. No one purpose has been weighted more highly than another, reflecting the approach of the NPPF. This information will be used in the assessment of the suitability of individual sites for development to enable the Council to draw some conclusions as to which sites are worthy of further consideration –when looked at in the context of all the evidence – for taking further.

4. Green Belt

- 4.8** In its introduction , the Green Belt Review cites an earlier Environmental Capacity Study² which noted “virtually all the District that is not already developed is designated as Green Belt, so additional development outside of existing urban areas would require the release of Green Belt land. The loss of Green Belt to development could have an impact on landscape character’. For this reason, options for reviewing Green Belt boundaries to (potentially) accommodate development will be looked at in the light of other evidence but in particular an updated Landscape Character Assessment and the outcomes of the Sustainability Appraisal.
- 4.9** The Site Assessment Matrix (Table 3, Chapter 3) sets out the proposed methodology which will be used in taking the plan forward, taking into account Green Belt issues alongside a range of other matters for consideration.

Minor boundary adjustments to the Green Belt

- 4.10** There are a number of locations across the District where Green Belt boundaries no longer appear to ‘make sense’, for example small patches alongside the M6 Toll which was constructed after the Green Belt was designated and as a result has altered the function of many land parcels along its route. The Green Belt Review³ provides the detail of these anomalies and will provide the basis for minor boundary adjustments, ‘tidying up’ the Green Belt to ensure it continues to function in line with the five purposes of Green Belt set out earlier in this chapter.

Questions for Green Belt Issues

1. Do you have any comments on the issues raised in this chapter? Please note, any comments in relation to specific sites should be made in the relevant chapters e.g. if your comment relates to a proposed housing site allocation please make these comments in reference to Chapter 5.
2. Do you agree with our approach to the Green Belt in the context of what is required from LPP1?

² http://www.cannockchasedc.gov.uk/sites/default/files/131_environmental_capacity_2013_2.pdf

³ <http://www.cannockchasedc.gov.uk/residents/planning/planning-policy/evidence-base-documents-websites>

5. Housing

Housing Supply Issues (links to LPP1 Policy CP6 - Housing Land)

Issue H1: Which sites should be considered for allocation for residential development in the LPP2 to meet current requirements?

- 5.1** The LPP2 needs to identify sufficient supply to meet the current housing requirement of 5,300 dwellings (2006-2028) set out in LPP1. The Strategic Housing Land Availability Assessment (SHLAA, 2016⁴) provides an up to date assessment of the housing supply position. Table 4 below sets out the current position in relation to completions and supply going forward.

Table 4: Housing Supply as at March 2016

AREA	Completions (since 2006)	Sites Under Construction (Part of 0-5 Year Total)	0-5 Year Deliverable Sites (Major and Minor Sites Combined)	6-15 Year Developable Sites (Major and Minor Sites Combined)
Cannock, Hednesford and Heath Hayes	1,654	693	1,105	1,262
Rugeley and Brereton	546	79	331	317
Norton Canes	107	106	300	426
TOTALS	2,307		1,736	2,005

⁴ <http://www.cannockchasedc.gov.uk/residents/planning/planning-policy/planning-policy-monitoring>

5. Housing

5.2 There is currently a surplus of supply identified from sites within the SHLAA of around 750 dwellings against the Local Plan (Part 1) target- equivalent to around 14% of the requirement (or 3 years of additional supply). Table 5 below, drawn from the SHLAA demonstrates this position as well as the surplus in supply that is evident once the process of accounting for windfalls (sites that are currently unknown) and non-implementation of planning permissions is factored in. The surplus equates to about 600 dwellings/11% of the requirement or 2 years of additional supply.

Table 5: Housing Supply Surplus as at March 2016

Total Housing Target for Cannock Chase (2006-2028)	Housing Completions 2006-2016	Residual Target	Supply of sites identified in SHLAA*	Over/ Under Supply*
5,300	2,307	2,993	3,571 (3,741)	+578 (+748)

**Including and (excluding) non-implementation discount and windfall allowance*

5.3 It should be noted that these figures do not include any capacity from the recently closed Rugeley Power Station site which is now being proposed for comprehensive mixed use redevelopment. Whilst this site is identified within the SHLAA (2016) the masterplan for this very large site (circa 150 hectares) is still emerging so no capacity in terms of dwelling numbers has been included to date. Also, as the site is cross boundary with Lichfield District it is difficult to estimate any capacity within Cannock Chase District at this time. Please see Chapter 7 for further information on this site. The figures do not include any potential capacity from sites currently identified within the 'Green Belt, AONB, Restricted and Excluded' section of the SHLAA. The approach to the assessment of these sites is discussed further below.

5. Housing

- 5.4** The Council needs to consider the most sustainable and deliverable options for ensuring that the required housing supply for the plan period is secured. The Council currently identifies all potential deliverable and developable⁵ sites within its SHLAA. These are sites which are all generally considered to be sustainable and appropriate for development in accordance with the overall development strategy. Further site assessment work (e.g. via the Sustainability Appraisal and other evidence) will identify any substantive issues and this will be considered before a site is taken forward for detailed allocation.
- 5.5** The site known as 'Land West of Pye Green Road' was allocated as a Strategic Housing Site via Policy CP6 of the LPP1. Therefore this site, for up to 900 dwellings, does not require allocation via LPP2 and the options below exclude this site from the analysis to provide a clearer picture. The majority of this site has been granted planning permission and parts are now in the process of being developed.
- 5.6** It is proposed to assess all deliverable and developable SHLAA sites with a capacity for 10 dwellings or more (that do not benefit from planning consent at present) for potential allocation. The suggested site threshold is based upon national definitions (namely the definition of 'major development' as set out in the Town and Country Planning (Development Management) Order where a scheme of 10 or more dwellings constitutes major development) and an assessment of the likely supply of sites over the plan period locally.
- 5.7** The SHLAA (2016) identifies that only 12% of the identified housing supply going forward is likely to come from sites under 10 dwellings (minor sites) and the vast majority of these (circa 70%) are already under construction/benefit from planning consent, or are the subject of current applications.
- 5.8** Windfall development sites are also most likely to come forward within this threshold range. It is therefore considered that this source of supply can be monitored and managed outside of the allocations process.

⁵ To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged- typically within 6-15 years.

5. Housing

- 5.9** This is particularly relevant with the potential for forthcoming Neighbourhood Plans, Brownfield Registers and Small Sites Registers to identify such sources readily (and in the case of the Brownfield Register, potentially grant planning permission via 'Permissions in Principle' - see further below.)
- 5.10** The Council could also develop a specific policy in LPP2 to reinforce a positive approach to small sites referencing the various ways outlined above via which small sites will be identified and supported in the wider Local Plan context (see Issue H3 below).
- 5.11** Generally, the Council is also not proposing to consider all major sites which already benefit from planning permission for potential allocation as the principle of residential development on these sites has already been established (even if the consent lapses). It is generally not considered necessary to duplicate existing consents with an allocation.
- 5.12** However, it may be appropriate to consider allocating some major sites which already benefit from planning consent and are not yet under construction (or are in early stages) in order to support and secure their delivery in the short-medium term. Based upon an assessment of the likely supply of sites from the SHLAA (2016) it is considered appropriate to consider such sites which have a capacity of +30 dwellings for potential allocation. These sites make up 60% of the deliverable 0-5 year supply and 30% of the overall housing supply (excluding Land West of Pye Green Road).
- 5.13** Table 6 below details how the required dwelling supply would be achieved via the suggested approaches- they relate to the options set out below (Options H1a and H1b). The figures detail the 2016 supply and completion positions as a percentage of the Local Plan (Part 1) 5,300 dwelling requirement. In summary, should Option H1a be preferred then 77% of the Local Plan requirement would be completed and/or allocated. The remainder of the supply would come from non-allocated sites with planning consent. Should Option H1b be preferred then 101% of the Local Plan requirement would be completed and/or allocated. Regardless of the approach taken, the overall supply for the District from all completions and sites identified within the SHLAA is 114% of the Local Plan requirement.

5. Housing

Table 6: Approaches to housing land allocations

Source of Supply (drawn from SHLAA 2016)	Supply of dwellings	% of supply against Local Plan requirement (5,300)
a1. Sites considered for allocation (all 10+ deliverable and developable dwelling sites without planning consent- Option H1a)	822	16%
a2. Sites considered for allocation (all 10+ deliverable and developable dwelling sites without planning consent PLUS 30+ deliverable and developable dwelling sites with planning consent/in early stages of construction- Option H1b)	2,139	40%
b. Completions (2006-2016)	2,307	44%
c. Land West of Pye Green Road (already allocated)	897 (3 of 900 completions to date)	17%
d. Major sites- not considered for allocation	1,581 (Option H1a) 264 (Option H1b)	29% 5%
e. Minor sites- not considered for allocation	441	8%
<i>Option H1a- Total Supply Potential Allocations/ Completions(a1+b+c)</i>	4,026	77%
<i>Option H1b- Total Supply Potential Allocations/Completions(a2+b+c)</i>	5,343	101%
<i>Total Supply Identified – applies to both options (a+b+c+d+e)</i>	6,048	114%

****(a) includes SHLAA site C221 which technically benefits from full planning permission but is likely to require a revised planning application.***

5. Housing

5.14 The distribution of sites identified within the SHLAA accords with the broad strategic spatial strategy as set out in the Local Plan (Policy CP1) – see Table 7 below (it should be noted that the proportions are identified in broad terms, rather than exact percentages to be adhered to i.e. the strategy is to apportion the most development to Cannock/Hednesford/Heath Hayes, followed by Rugeley/Brereton and then Norton Canes).

Table 7: Housing Supply against Spatial Strategy

Area	Proportion of development identified in SHLAA 2016 + completions to date	Broad proportion of development identified in Local Plan (Part 1)
Cannock/Hednesford/Heath Hayes	69% urban sites + 900 dwelling urban extension site	68% urban sites + urban extension
Rugeley and Brereton	27% urban sites + 500 dwellings in Lichfield District	26% urban sites + 500 dwellings in Lichfield District
Norton Canes	4% urban sites + 660 urban extension sites	6% urban sites + urban extension

5.15 In addition to sites currently identified as deliverable or developable within the SHLAA, the Council needs to consider whether or not to assess sites within the 'Green Belt, AONB, Restricted and Excluded' section of the SHLAA. This section includes a range of sites that have been put forward or previously considered for residential development. The background paper on the approach to the site options sets out in more detail which sites have been proposed for assessment for potential allocation (see 'Site Options Selection Methodology- Background Paper' November 2016). In summary, for many of the sites within this section the overarching policy constraint is the Green Belt. Given the supply of housing land from deliverable and developable sites (as outlined above) it is concluded that there is no need to consider the release of further sites that lie within the Green Belt to meet current development requirements, which remains in accordance with the spatial strategy set out in LPP1. These Green Belt sites are therefore discussed further below in relation to longer term needs and any additional housing requirements arising.

5. Housing

5.16 In terms of sites that are 'AONB, Restricted or Excluded' there are a variety of reasons as to why they have not been considered deliverable or developable e.g. the AONB designation; the landowner has chosen to no longer promote the site for residential development; or there are site specific issues as to why the site is inappropriate for development such as other policy constraints or highways access. As a result, the Council has only taken forward sites for assessment for potential allocation from this section where it is considered that there is likelihood it could be available for development in the plan period and/or where are other policy constraints which could be reviewed by the LPP2 to potentially make the site suitable for development e.g. sites which currently lie within the Green Space Network. These sites could therefore potentially yield additional supply over and above that identified in Table 6 if they are considered suitable. The consultation map and the accompanying schedule of sites identifies those sites which have been assessed for potential allocation (see Appendix 1 and 2).

5.17 The recently enacted Housing and Planning Act 2016 identifies the intention for 'Permissions in Principle' to be utilised in supporting efforts to boost the housing supply⁶. It has been suggested that allocations within Local Plans would be via a vehicle for 'Permissions in Principle'. However, as the detailed regulations are not yet in place the Council is unable to determine the impact this may have on the proposed allocations at this stage. Once the regulations are available the Council will be able to reflect on any impacts this may have for the proposed allocation approach.

Option H1a

Assess all deliverable and developable SHLAA sites with the capacity for 10+ dwellings that do not benefit from planning consent for potential allocation. Assess AONB, Restricted and Excluded sites as per the 'Site Options Selection Methodology- Background Paper' for potential allocation. See schedule of sites (Appendix 1- Lists 1, 2 and 3) and consultation map for further information.

⁶ Permissions in principle will be a new planning consent route which is designed to separate the decision making on 'in principle' issues (such as land use, location, and amount of development) from matters of technical detail (such as what the buildings will look like). The aim is to give up-front certainty that the fundamental principles are acceptable before developers need to get into costly, technical matters. It is intended to speed up the planning consent process.

5. Housing

Option H1b

Assess all deliverable and developable SHLAA sites with the capacity for 10+ dwellings that do not benefit from planning consent for potential allocation. In addition, assess large sites which already benefit from planning permission/are in early stages of construction for potential allocation– the threshold is sites with a capacity of 30+ dwellings. Assess AONB, Restricted and Excluded sites as per the 'Site Options Selection Methodology- Background Paper' for potential allocation. See schedule of sites (Appendix 1- Lists 1, 2 and 3) and consultation map for further information.

Issue H2: Should the Council adopt site specific standards to help guide the development of allocated sites?

5.18 LPP1 policies set out a range of criteria for ensuring the sustainable and good quality design of new residential developments. The Council has also recently adopted a Design SPD (2016) which sets out design guidance for a range of development types, including major development sites. It is largely proposed to rely upon existing LPP1 policies and upon the Design SPD guidance to help guide the future development of new schemes within the District at site specific level. However, there is the potential to develop site specific standards/ requirements for individual allocations within the LPP2 if considered necessary. This may be most appropriate for larger allocations which have specific infrastructure requirements.

Option H2a

Rely on existing LPP1 policies and Design SPD guidance- no site specific policy standards/requirements.

Option H2b

Create site specific policy standards/requirements where necessary- please provide clear policy wording for any suggestions for specific sites.

5. Housing

Issue H3: How can the Council support the development of small and windfall sites further?

- 5.19** The Housing and Planning Act 2016, along with accompanying national policy updates, outlines the Government's commitment to supporting small site developments. Local Authorities are being encouraged to support small scale developments via a range of means including Small Sites Registers, Self Build Registers and Brownfield Registers, as well as recent changes to the National Planning Practice Guidance (NPPG) which now exempts minor developments from affordable housing and tariff style developer contributions.
- 5.20** LPP1 sets out a positive context for supporting sustainable developments within the District, regardless of scale. Policies CP1, CP6 and CP8 all outline a positive approach to residential development proposals generally, including unexpected 'windfall' sites. However, there is no specific reference to small scale sites. The LPP2 could address this via a specific policy supporting small scale developments within the District ensuring national policy and legislation is supported locally e.g. referencing the need to maintain a Brownfield Register and encouraging Neighbourhood Plans to identify additional smaller sites where appropriate. However, referencing of national requirements alone would mean the policy would necessarily not be locally distinctive or add any further value. The Council would therefore welcome suggestions on the wording of such a policy which responds to the local context more effectively.
- 5.21** The Self Build and Custom Housebuilding Act 2015 and the Housing and Planning Act 2016 also enacted duties for Councils to promote and support self build projects. Councils should now maintain registers of the demand for self build plots and have regard to these in their planning functions e.g. granting sufficient permissions to meet the demand identified. At present, the Council has only received 4 requests for plots for self build projects. These schemes are likely to be small scale, minor sites which LPP2 is not proposing to allocate at this stage. However, a policy could be included within LPP2 which supports proposals for self build and custom housebuilding, with a commitment to monitoring the levels of demand in the future and having mechanisms for addressing this e.g. by requiring future large scale planning schemes to provide a proportion of plots for self build projects. Some local authorities have suggested/adopted a percentage requirement of larger scale developments to provide on site self build plots for sale e.g. 5% of all plots set aside for self build plots- views would be welcomed on such an approach.

5. Housing

Option H3a

Rely on existing policies within LPP1 to support small scale and self build developments within the District- do not develop further policies.

Option H3b

Develop specific policy within LPP2 to outline positive approach to small scale developments referencing the ways in which the Council will help to support such schemes- may include outlining the use of a Brownfield Register, a Small Sites Register and the Council's approach to resolving any issues with such sites in proportionate manner. Include positive policy support for Self Build projects with commitment to monitoring future levels of demand and suggested mechanisms for responding to increased demand.

Issue H4: To what extent should the District cater for longer term needs and how can the need be best met?

5.22 While the District has to plan to meet its current development needs for the plan period, consideration should also be given to provision beyond the plan period. Paragraph 157 of the NPPF states that Local Plans should preferably cover a 15 year timescale and take account of longer term requirements. In the District's context where over 60% of the area is designated Green Belt, tightly drawn around the existing urban edges, paragraphs 83 and 85 of the NPPF are also relevant. These state that Councils should seek to ensure that the proposed Green Belt boundaries will not require alteration at the end of the plan period and are capable of enduring beyond this time.

5.23 LPP1 stated that the Council would safeguard sites for potential development beyond the plan period to help meet future District needs and address Green Belt boundaries at specific sites via LPP2. There is currently no fixed guidance on how much the District should look to provide for longer term needs and other local authorities in similar positions have taken different approaches. The approach to meeting longer term needs should therefore be considered in the local District context.

5. Housing

- 5.24** As identified above, there is already a potential surplus in housing supply of around 600 dwellings on primarily urban and urban extension sites over and above current development requirements (providing around 11% flexibility). The redevelopment of Rugeley Power Station may also provide additional supply on an urban, brownfield site in the medium-long term. However, beyond this it is recognised that the existing (and developing) urban areas of the District are tightly drawn against the Green Belt boundaries, as well as being built up in some areas to the AONB; the District's administrative boundaries; and in close proximity to internationally important ecological designations. These factors could all restrict the longer term growth of the District. The previous Local Plan 1997 identified three safeguarded sites which were removed from the Green Belt to provide for longer term needs; two of these have now come forward via the LPP1.
- 5.25** The remaining safeguarded area of land from the 1997 Local Plan lies to the east of Wimblebury Road, Heath Hayes and was carried forward as safeguarded land in LPP1. In its current form, this has an indicative capacity of around 150 dwellings. However, the LPP1 committed to reviewing the boundary of this land as it relates to a former proposed road extension which is no longer required. As a result the boundary now has no bearing to any recognisable features on the ground. The assessment of this boundary may recommend that the land is returned to Green Belt (if in accordance with the provisions of the NPPF paragraph 82) in which case the Council would have no safeguarded land remaining. Alternatively it may recommend an alteration to the boundary which could increase the capacity to a currently unknown figure. The site promoters have suggested 450 dwellings based upon their recommended redrawn boundary (see site reference C279).
- 5.26** Based upon the local District context outlined above, it is considered prudent to ensure future growth is not unduly limited by a lack of available land. However, bearing in mind the existing oversupply (as well as potential additional supply from new brownfield redevelopment sites and currently 'restricted' sites) and the significant 'absolute' constraints to major development within the District (namely the AONB and international/nationally important ecological designations) the Council needs to also ensure any options for longer term growth needs are proportionate. Furthermore, the identification of significant additional supply sites to meet longer term needs could potentially prejudice options for different spatial strategies to be considered within a Local Plan review. Two options for addressing this issue are suggested in Options H4a and H4b.

5. Housing

- 5.27** LPP1 identified that LPP2 would look to a Green Belt Review to help inform decision making on any safeguarding options for longer term needs which has since been published (2016). This review provides a comprehensive assessment of the performance of the District's Green Belt land, with areas divided into individual 'parcels' or 'broad areas' for assessment. In considering any suitable sites for potential safeguarding this information is to be assessed alongside other sustainability considerations e.g. impacts on landscape and accessibility. The schedule of sites (Appendix 1- List 4) and the consultation map list all the potential site options within the Green Belt submitted to the Council by interested landowners and/or developers that the Council is proposing to assess in line with the options set out below. These are drawn from the 'Green Belt' section of the SHLAA (2016) and have been selected in accordance with the methodology set out in the 'Site Options Selection Methodology- Background Paper'.
- 5.28** It should be recognised that the potential capacity arising from these site options far exceeds the potential need for safeguarded land (as per the options set out below). However, should Option H4a below be preferred then a comprehensive assessment of all potential sites at this stage enables a clear comparison to be made and a clear view to be drawn on the most suitable site options for potential allocation.

Option H4a

Plan to identify safeguarded land from the Green Belt for up to 5% of the District's current development needs (circa 265 dwellings) for beyond the plan period. This would mean a total of over 15% additional housing supply against current requirements (combined with the 11% already identified as outlined above). Assess the suitability of the selected 'Green Belt' sites and existing safeguarded land to meet this need – see 'Site Options Selection Methodology- Background Paper', schedule of sites (Appendix 1- List 4) and consultation map for further information.

Option H4b

Consider the capacity of existing safeguarded land in the first instance (ahead of other site options) to meet longer term needs, namely via a review of the current boundary to land east of Wimblebury Road (Site Reference C279, Appendix 1- List 4) to assess whether it could, or should, continue to meet longer term needs. Such assessment may result in a reduction in the amount of safeguarded land; could help meet the 5% additional supply identified above; or could provide a capacity over and above 5%. Should the assessment result in no safeguarded land remaining, revert to Option H4a.

5. Housing

Issue H5: How should the plan take account of the housing supply shortfall arising within the Greater Birmingham Housing Market Area?

- 5.29** Cannock Chase District lies within the Greater Birmingham Housing Market Area (as defined by economic and housing linkages) which is made up of a number of local authorities including the Councils' immediate neighbours Lichfield, South Staffordshire and Walsall. In 2013, Birmingham City Council identified that there was likely to be a significant shortfall in the supply of land within the city boundary to meet its growth needs. Since then a number of authorities identified as forming part of the Greater Birmingham Housing Market Area (GBHMA) including CCDC have worked together on shared evidence base work to establish the extent of the shortfall which primarily, but not exclusively, relates to Birmingham, and potential high level solutions for addressing it.
- 5.30** LPP1 states that the Council would consider addressing this issue via LPP2 where necessary. In response to this, and following the GBHMA technical evidence base undertaken to date, the Council is currently considering testing the potential for accommodating an additional 1,000 dwellings within the District (over and above the current requirement for 5,300 dwellings) via LPP2. The need for an additional 1,000 dwellings arises both within and beyond the District's plan period as it is for 2011-2031, whilst the LPP2 runs from 2006-2028 in accordance with LPP1.
- 5.31** However, this approach is not without its difficulties. Impacts upon other aspects of the plan need to be considered; significant additional housing provision can not be considered in isolation and broad alignment with the wider spatial strategy set out in LPP1 needs to be ensured. As discussed under the chapter on employment, work on potential employment land requirements across the GBHMA to align with this housing shortfall has not been undertaken to date so it is not possible to reconsider employment land provision targets in tandem with the housing requirements. Furthermore, additional evidence will be needed, particularly in relation to the impacts of further growth over and above that contained in current adopted Local Plans on the Cannock Chase SAC, not just for this District but for the other Districts affected by the SAC Zone of Influence. This evidence is not yet available and will take time to produce.

5. Housing

- 5.32** As a result, another option may be to not take forward the testing of an additional 1,000 dwellings via LPP2 but instead to commit to considering this issue via an early Local Plan review, following on from the adoption of LPP2. This would provide some alignment with neighbouring authorities who have also committed to considering addressing the shortfall via their Local Plan reviews. It would also potentially allow for more flexibility in considering wider options that may not currently align with the adopted spatial strategy of LPP1.
- 5.33** It should be recognised that the current assessment of available land supply does already provide flexibility for additional provision within and beyond the plan period- as outlined above, a surplus of circa 600 dwellings is identified (which also takes into account potential non-implementation of identified sites, providing further flexibility). Combined with the potential option for identifying a 5% minimum of safeguarded land for beyond the plan period (circa 265 dwellings) the LPP2 will already provide for additional provision against the current 5,300 requirement. There is also the possible additional supply (but not yet quantifiable) from the redevelopment of Rugeley Power Station which may come forward in the plan period. All of this additional provision could be rolled forward to the Local Plan review which would then assess the extent to which the additional provision could be apportioned to the GBHMA shortfall, alongside other possible options currently outside the scope of the LPP1 spatial strategy.
- 5.34** A combination of options could therefore be considered i.e. a certain percentage of the current potential flexibility in supply could be apportioned to meeting the GBHMA shortfall with a commitment to considering further dwellings as part of a Local Plan review. This would enable the Council to accommodate some growth within the confines of the existing spatial strategy; would leave the Council with some flexibility for its own needs; and would enable wider options to be potentially considered as part of a more comprehensive Local Plan review for meeting the additional dwellings. A review would also ensure alignment with revised employment land targets, which would not be addressed via LPP2, and could be prepared alongside neighbouring local authority reviews. However, this approach would reduce the amount of supply for the District's own current/longer term needs and may therefore result in additional supply having to be identified e.g. further safeguarded land.

5. Housing

Option H5a

Test the potential for accommodating an additional 1,000 dwellings within the District via LPP2 to help meet the GBHMA housing supply shortfall.

Option H5b

Do not test the potential for accommodating an additional 1,000 dwellings via LPP2. Instead, commit to considering this level of additional provision via early Local Plan review.

Option H5c

Consider a combination of the above options which provides for some of the additional dwellings and commits to considering further provision via a Local Plan review.

Questions for Housing Supply Issues

1. Are there any issues or sites that we haven't considered which need to be addressed?
2. Have we considered all the reasonable possible options for addressing the issues identified? Please provide clear information on any reasonable alternatives not considered.
3. Are there any options which should be discounted at this stage? This includes any specific sites the Council is considering for potential allocation (Please see Appendix 1 and 2 for full list of sites and consultation map)
4. Do you have any comments on the initial findings of the Sustainability Appraisal in relation to these options and specific site options?
5. Which are your preferred options and why? Please use the option references in your response for clarity.
6. Do you have any information regarding specific sites which could assist the Council's assessment process e.g. technical work undertaken? Please note, any information submitted in response to this consultation will be in the public domain.

5. Housing

Housing Choice Issues (links to LPP1 Policy CP7- Housing Choices)

Issue AH1: How should the Council address the need to take into account the most recent changes affecting the nature of affordable housing delivery?

- 5.35** Since the adoption of the LPP1 there have been a number of contextual changes nationally which affect this policy area.
- 5.36** Following the conclusion of legal proceedings in 2016, the Government recently reintroduced into the NPPG national thresholds for seeking affordable housing contributions - sites of 10 units and below are now no longer liable.
- 5.37** Via the recently enacted Housing and Planning Act (2016) supported by an updated NPPG section, the Government has placed a duty upon Councils to promote and provide 'Starter Homes'. Whilst the precise definition of this may be updated via regulations they are generally considered to be homes sold to first time buyers (under the age of 40) at a 20% discount of the market value. The definition of 'affordable housing' within the NPPF is also due to be amended to incorporate Starter Homes and the Government has recently consulted upon a national on-site requirement as part of planning permissions. It has been suggested that a 20% requirement for on-site Starter Homes will be introduced nationally, as part of wider affordable housing provision, but this is yet to be finalised in regulations at the time of writing.
- 5.38** In the Cannock Chase District context, this currently means that the suggested 20% Starter Home requirement would take up the entire local affordable housing requirement of 20% set in Policy CP7. Alongside other changes to the social rent sector, including a reduction in national rent charges (announced 2015) these amendments all combine to create a much changed landscape for affordable housing provision. In addition the Government has more recently suggested that the definition of Starter Homes may be widened, creating further uncertainty with regards to this issue. The wider policy context therefore remains uncertain and is subject to frequent changes at this current time.

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- 5.39** The recently adopted Developer Contributions and Housing Choices SPD (2015) supports the implementation of Policy CP7, providing further detail on housing mix preferences and it is the vehicle for considering any revised affordable housing requirements (as set out in Policy CP7 of Local Plan (Part 1) and the SPD itself). Within the current SPD it recognises that the Council will operate its policy in accordance with any nationally prescribed thresholds, so no policy amendments in relation to the new thresholds introduced via the NPPG changes are proposed. In addition, should the Council wish to consider seeking contributions from developments below 10 units (as allowed by the NPPG, where local evidence justifies this) Policy CP7 already sets out that developments of up to 15 units are liable for off-site financial contributions so any local evidence and lower thresholds could be addressed via a revised SPD, in accordance with the adopted Policy CP7 provisions.
- 5.40** However, the changes to the definition of affordable housing to incorporate Starter Homes and the duty to provide for these are more significant. Given the current uncertainty as to how Councils will be required to assess and address the need for Starter Homes (and even the uncertainty over the definition of what a Starter Home is, based on more recent announcements) it is proposed to await the finalised regulations and further guidance in order to consider this issue in more detail via a Local Plan review. This is likely to be supported by an updated Strategic Housing Market Assessment, incorporating an assessment of the need for Starter Homes, as well as consideration being given to the implications for wider affordable housing policy. If the Council were to attempt to commission such work at this time, it could potentially delay the production of this Plan unduly, resulting in further uncertainty for the development industry and local communities.
- 5.41** In the interim, it may be possible to respond to any forthcoming national requirement by commissioning a specific piece of work which looks only at the viability of Starter Homes and other forms of affordable housing provision that could then feed into an updated SPD and reflect the potential alternative mix of tenures the Council would seek on development sites. This approach would enable the Council to consider the opportunities for other forms of affordable housing within the District if the 20% Starter Homes national requirement is introduced (or any other national requirement) and therefore takes up the entire, or a large element of, local affordable housing requirement. This SPD update could be taken forward based upon existing LPP1 Policy CP7. This will be considered further in view of consultation responses received and the national context as it progresses.

5. Housing

Option AH1a

Devise interim policy for LPP2 to make broad reference to the new duties with regards to Starter Homes and the intention to address this specific need more fully via a Local Plan review. Provide updated SPD to include further detail once available-commission specific viability work on Starter Homes and other affordable housing provision to inform updated SPD prior to Local Plan review which addresses issue of housing tenure mix.

Option AH1b

Do not devise policy for LPP2 - await Local Plan review to address issues in more detail following further guidance.

Issue GTTS1: Which sites might best be suited to accommodating the required pitches and plots meeting Gypsy, Traveller and Travelling Showpeople needs?

- 5.42** LPP1 identified a need for site allocations to meet the requirements of Gypsy, Travellers and Travelling Showpeople (GTTS) provision within the District. Policy CP7 identifies the requirement for a total of 41 residential pitches, 4 travelling show people plots and 5 transit pitches. At present the Council does not have a five year supply of pitches and plots.
- 5.43** LPP1 acknowledges the local circumstances in relation to the location of existing GTTS sites within the District. They are all located within the Green Belt but also mostly in close proximity to the urban area with good access and connections to services such as schools and GPs. The assessment work undertaken which identified the need for pitches also highlighted the preference amongst the residents of the existing sites to expand and improve their current sites, or have additional provision within close proximity. This was in light of the strength of local ties to the area and that the need for pitches was primarily generated by the natural growth of the existing families within the District.

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- 5.44** In light of the above evidence and local circumstances, the Council identified via LPP1 an 'Area of Search' for additional pitch and plot provision. This focuses upon the southern part of the District, around the A5 corridor which is primarily Green Belt land (see LPP1 Page 7 Key Diagram for defined 'Area of Search').
- 5.45** The accompanying background paper on 'GTTS Site Options Selection Methodology' sets out in more detail how the Council has sought to identify potential options, focusing upon this 'Area of Search' but also identifying opportunities outside of it where appropriate i.e. related to an existing GTTS site. The schedule of sites and consultation map identify the sites to be assessed for GTTS provision (see Appendix 1 and 2). At present, the options to be assessed theoretically provide sufficient supply to meet requirements. However, if as a result of the detailed assessment it becomes apparent that there is a shortfall in provision then further options will need to be considered- which could include assessing further options outside the 'Area of Search'. This may include an early review of requirements and site allocations, as per the current LPP1 Policy CP7.

Option GTTS1a

Seek to allocate sites for GTTS provision from the options identified following the results of further assessment. See schedule of sites (Appendix 1- List 5) and consultation map for further information.

Option GTTS1b

Seek to allocate alternative sites for GTTS provision not currently identified within the options- look outside the 'Area of Search' for further options. Please provide specific site details and supporting information.

5. Housing

Issue GTTS2: How can the use of Green Belt sites to meet Gypsy, Traveller and Travelling Showpeople needs be done in accordance with national planning policy requirements?

5.46 National guidance (Planning Policy for Traveller Sites, 2015 paragraphs 16-17) identifies that traveller sites within the Green Belt are inappropriate development. It suggests that where sites are located within the Green Belt the Council should consider limited alterations to the Green Belt boundary to meet specific needs (which might be to accommodate a site inset within the Green Belt) but with clear provisions that these are only for meeting the needs of Gypsy and Traveller accommodation. Therefore, in relation to the site options which are within the Green Belt it is proposed that in taking any of these forward they are removed from the Green Belt and allocated solely for accommodating Gypsy, Traveller and Travelling Showpeople needs. Where this involves an extension to an existing site, it could involve the removal of the existing site and the extension to ensure consistency. Where an extension to an existing site is not proposed, the existing site will remain in the Green Belt.

Option GTTS2a

Remove sites proposed for allocation from the Green Belt (as set out above) and allocate them solely for accommodating GTTS needs.

Option GTTSb

Do not remove sites proposed for allocation from the Green Belt- please provide justification as to why this is supported by national planning policy.

5. Housing

Issue GTTS3: Should the Council adopt site specific standards to help guide the development of new and/or extended Gypsy, Traveller and Travelling Showpeople sites?

5.47 LPP1 Policy CP7 sets out criteria for assessing the general suitability of a site for the provision of pitches and/or plots which is taken forward in the site assessment process. The Council has also recently adopted a Design SPD (2016) which supports the LPP1 CP3 'Design' policy, setting out design guidance for a range of development types, including Gypsy and Traveller sites. It is proposed to rely upon existing LPP1 Policy CP3, Policy CP7 and upon the Design SPD guidance to help guide the future development of new pitch and plot provision within the District at site specific level. However, there is the potential to develop site specific standards/requirements for individual allocations within the LPP2 if considered necessary.

Option GTTS3a

Rely on existing LPP1 policies and Design SPD guidance- no site specific policy standards/requirements.

Option GTTS3b

Create site specific policy standards/requirements, where necessary- please provide clear suggestions for policy wording.

5. Housing

Questions for Housing Choices Issues

1. Are there any issues or sites that we haven't considered which need to be addressed?
2. Have we considered all the reasonable possible options for addressing the issues? Please provide clear information on any reasonable alternatives not considered.
3. Are there any options which should be discounted at this stage? This includes any specific sites the Council is considering for potential allocation (Please see Appendix 1 and 2 for full list of sites and consultation map).
4. Do you have any comments on the initial findings of the Sustainability Appraisal in relation to these options and the specific site options?
5. Which are your preferred options and why? Please use the option references in your response for clarity.
6. Do you have any information regarding specific sites which could assist the Council's assessment process e.g. technical work undertaken? Please note, any information submitted in response to this consultation will be in the public domain.



6. Employment

Employment Land Issues (links to LPP1 Policy CP8- Employment Land)

Issue E1: Which sites should be considered for allocation for employment developments in the LPP2 to meet current requirements?

- 6.1** The LPP1 identifies a need for a minimum of 88 hectares (ha) of new and/or redeveloped employment land (primarily for B class employment uses- such as warehouses and factories) within the District (2006-2028). Table 8 below sets out the current position in relation to completions and supply going forward, drawn from the Employment Land Availability Assessment (ELAA, 2016).⁷

Table 8: Employment Land Supply as at March 2016

	All Sites (ha)	New Sites (ha)	Redevelopments (ha)
Completions 2006-16	45.92	36.76	9.16
Available Supply			
- Outstanding (Under Construction)	46.81 (2.05)	35.24	11.57
Total Supply (2006-2028)	92.73	72	20.73
Less Local Plan Part 1 Target (2006-2028)	88	-	-
Balance	+4.73	-	-
Balance minus Mill Green from available supply (7.6ha)	-2.87		

- 6.2** However, the ELAA notes that the 'Available' supply of circa 47ha currently includes land at Mill Green (ELAA Site Ref CE2). This has recently obtained planning consent for a designer retail outlet village so is no longer available for B class employment use. The removal of this site from the available supply (7.6ha) means there is a shortfall in available sites at present of around 3ha against the LPP1 target of 88ha.

⁷ <http://www.cannockchasedc.gov.uk/residents/planning/planning-policy/planning-policy-monitoring>

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6.3 The Council needs to consider the most sustainable and deliverable options for ensuring that the required employment land supply for the plan period is secured. It is proposed to focus upon allocating available sites within the ‘key locations’ identified in LPP1 Policy CP8- namely Kingswood Lakeside, the A5 Corridor and Towers Business Park/Former Power Station. Whilst there is around 4ha of land available at other sites outside of the key locations they are generally minor schemes; they already benefit from planning consent; and they are often related to specific schemes for specific businesses, rather than being available for general B class use to a wider market. Therefore they are not being proposed for assessment for allocation but instead can be managed via the development management process. They are generally considered to be sustainable and appropriate for development in accordance with the overall development strategy and the principle of employment development is established, even if the consent lapses.

6.4 By focusing allocations on these key locations the LPP2 will help to secure the delivery of the largest available sites (some of which do already benefit from planning consent but are not yet under construction). Table 9 below details how the required supply for the employment land would be achieved via this approach.

Table 9: Approaches to employment land allocations

Source of supply	Supply (in ha- rounded)	% Supply against Local Plan target (88ha)
(a) Completions to 2016	46	52%
(b) All Available sites (minus Mill Green)	39	44%
(c) Site options assessed for potential allocation (Available sites excluding minor sites with consent outside of key areas and excluding Mill Green)	35	40%
Total Supply Potential Allocations/Completions (a+c)	81	92%
Total Supply Identified (a+b)	85	97%

6. Employment

- 6.5** This identifies that there is a shortfall in provision, taking account of all the current available supply. It should be noted that these figures do not include any capacity from the recently closed Rugeley Power Station site which is now being proposed for comprehensive mixed use redevelopment. Whilst this site is identified within the ELAA (2016) as 'available', given that the masterplan for this very large site (150 hectares) is still emerging no capacity in terms of employment development has been included to date. Also, as the site is cross boundary it is difficult to estimate any capacity within Cannock Chase District at this time. Please see Chapter 7 for further information on this site. The figures do not include any potential capacity from sites currently identified within the 'Unavailable' section of the ELAA. The approach to these sites is discussed further below under a separate issue.
- 6.6** The distribution of sites identified within the ELAA accords with the broad strategic spatial strategy as set out in the Local Plan (Policy CP1)- see Table 10 below (it should be noted that the proportions are identified in broad terms, rather than exact percentages to be adhered to i.e. the strategy is to apportion the most development to Cannock/Hednesford/Heath Hayes, followed by Rugeley/Brereton and then Norton Canes).

Table 10: Employment land Supply against Spatial Strategy

Area	Proportion of development identified in ELAA 2016 + completions to date	Broad proportion of development identified in Local Plan (Part 1)
Cannock/Hednesford/Heath Hayes	65%	68%
Rugeley and Brereton	31%	26%
Norton Canes	4%	6%

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6.7 Whilst the Council is considering provision for an additional 1,000 dwellings over and above the LPP1 target, no alteration to the LPP1 employment land requirement is necessary or possible at this stage. Whilst a shared evidence base has been progressed with GBHMA partner authorities to support the housing needs assessment, similar work in relation to employment land needs has not to date. The local employment land requirement of 88ha is already expressed as a 'minimum' to provide for. As discussed further below, the search for additional supply to help address the potential shortfall in B class employment land will provide further flexibility in the supply. In addition, the consideration of safeguarding land to meet longer term needs will also help ensure the District is able to respond to any increase in employment land demand arising from any additional housing supply as part of a Local Plan review.

Option E1a

Assess all 'Available' sites identified within the ELAA at the 'key locations' of Kingswood Lakeside, the A5 Corridor and Towers Business Park/Former Power Station for potential allocation. See 'Site Options Selection Methodology- Background Paper', schedule of sites (Appendix 1- List 6) and consultation map for further information.

Issue E2: How should the shortfall in meeting current development needs be addressed and a supply of high quality employment land be ensured?

6.8 As a result of the apparent shortfall in provision, it may be necessary to consider options for further provision from the 'Unavailable' section of the ELAA. These are sites that are constrained for a variety reasons, but the overarching policy constraint for many of the sites is their Green Belt designation. As the LPP2 is reviewing Green Belt boundaries it is may be appropriate to assess these sites for potential allocation to help meet current needs. However, in the first instance options for further supply from sites within existing urban areas should be considered (in line with the spatial strategy from LPP1).

6.9 The main site options for further supply from within the urban areas at present are the redevelopment opportunities arising from Rugeley Power Station and the potential redevelopment of the Former ATOS offices site

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(Site Reference CE42) for B class use. Other 'windfall' developments (i.e. sites not currently known) could also come forward via the development management process to meet the need, but this is difficult to quantify. Should these sources not yield sufficient supply to meet the shortfall, then options outside the urban areas may be required i.e. Green Belt release. However, a proportionate response is necessary given that the current shortfall only represents 3% of the overall employment land requirement and that the shortfall has only been apparent in the current monitoring year due to the loss of a single large employment site to other uses.

- 6.10** A possible option would be to address the shortfall in conjunction with consideration of longer term needs (discussed further below). In this instance, sites identified as potentially suitable for safeguarding could also be identified as suitable for early release from the Green Belt via a monitoring process e.g. sites could be removed from the Green Belt but would only be allowed to come forward in advance of a Local Plan review in the event that sites within the urban areas were not available and/or the extent of the shortfall increased. A policy response could provide for released Green Belt sites to only come forward where the shortfall is in excess of 5% of the overall requirement and has been evident for at least 2 years, for instance.
- 6.11** LPP1 identified that LPP2 would look to provide new employment land at Kingswood Lakeside in the first instance should the need arise, particularly if the rate of take up of land at Kingswood Lakeside resulted in the need for additional high quality employment land. This was based upon Kingswood Lakeside being a strategic, high quality site that had potential to expand; Towers Business Park in Rugeley is largely constrained from further expansion- although the adjacent redevelopment of the Power Station could provide a complimentary neighbouring business area opportunity of high quality land.
- 6.12** At present, of the remaining 20ha of land at Kingwood Lakeside around 50% is currently under construction (3ha at site reference CE4(f) and 8ha at site reference CE4(a)- planning application CH/16/0131 granted consent after March 2016) meaning there is 9ha remaining for the rest of the plan period (11 years). A policy response could be developed in conjunction with that for addressing the shortfall to ensure ongoing availability of high quality employment land e.g. any released Green Belt sites at Kingswood Lakeside could come forward where all of the plots at this site are committed before

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the end of the plan period; this would also help address any overall shortfalls in provision.

- 6.13** However, a number of sites outside of Kingswood Lakeside have also been suggested for B class employment use (namely within the Green Belt) and may need to be considered.

Option E2a

Assess the potential for urban sites to meet the current shortfall and provide additional high quality land in the first instance - rely on windfall developments in the short term. Do not consider early release of Green Belt land. See schedule of sites (Appendix 1- List 6 and 7) and consultation Policies Map for further information.

Option E2b

Assess the potential for urban sites to meet the current shortfall and provide additional high quality land in the first instance. Consider the potential for Green Belt sites to be released early in the event that the shortfall is not addressed via alternative urban sites and where there is limited high quality employment land remaining. As per the LPP1, focus on site options around Kingswood Lakeside. See schedule of sites (Appendix 1- List 6, 7 and 8) and consultation Policies Map for further information.

Option E2c

Assess the potential for urban sites to meet the current shortfall and provide additional high quality land in the first instance. Consider the potential for Green Belt sites to be released early in the event that the shortfall is not addressed via alternative urban sites and where there is limited high quality employment land remaining. Focus on site options outside Kingswood Lakeside- please state which sites and why. See schedule of sites (Appendix 1- List 6, 7 and 8) and consultation Policies Map for further information.

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Issue E3: Should the Council seek to protect key existing employment areas?

- 6.14** LPP1 Policy CP8 identifies that Kingswood Lakeside, Cannock and Towers Business Park, Rugeley are the strategic high quality employment sites in the District by virtue of their good accessibility and high quality environments which provide an attractive offer to modern industries and targeted growth sectors/high profile investors. This is in line with the NPPF (paragraph 21) which encourages Councils to identify strategic sites to accommodate growth requirements.
- 6.15** Whilst remaining plots within these areas could be assessed for potential allocation as outlined above, it is considered appropriate to consider allocating the whole of these areas as strategic high quality employment sites, which should be protected from non-employment related redevelopment and provide the focus of future employment land developments. Together, development plots remaining at these sites represent over 50% of the total available supply within the District.
- 6.16** It is not proposed to consider allocating any other existing employment sites, but instead to rely upon LPP1 Policy CP8 which sets out a criterion based approach to assessing the loss of existing employment sites to alternative uses on a case by case basis. This is also in line with national planning policy (NPPF paragraphs 21-22) which promotes flexibility in response to changing economic circumstances and state planning policies should avoid the long term protection of sites allocated for employment use.

Option E3a

Assess Kingswood Lakeside and Towers Business Park for potential allocation as high quality strategic employment sites (see Appendix 1- List 6 and consultation map for proposed boundaries- Site References KLS and TBP). Do not consider allocating other employment sites.

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Issue E4: Should the Council adopt site specific standards to help guide the development of allocated sites?

- 6.17** LPP1 policies set out a range of criteria for ensuring the sustainable and good quality design of new employment developments. The Council has also recently adopted a Design SPD (2016) which sets out design guidance for a range of development types, including major development sites. The SPD also covers design guidance for existing employment sites within the Green Belt.
- 6.18** It is largely proposed to rely upon existing LPP1 policies and upon the Design SPD guidance to help guide the future development of new schemes within the District at site specific level. However, there is the potential to develop site specific standards/requirements for individual allocations within the LPP2 if considered necessary.
- 6.19** This may be most appropriate for larger allocations which have specific infrastructure requirements. LPP1 Policy CP8 also sets out specific guidelines to steer development at Kingswood Lakeside and Towers Business Park- no further policies are considered necessary in conjunction with their assessment as proposed allocations for strategic, high quality employment areas.

Option E4a

Rely on existing LPP1 policies and Design SPD guidance- no site specific policy standards/requirements.

Option E4b

Create site specific policy standards/requirements, where necessary- please provide clear suggestions for policy wording for specific sites.

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Issue E5: To what extent should the District cater for longer term needs and how can the need be best met?

- 6.20** Whilst the District has to plan to meet its current development needs for the plan period, consideration should also be given to beyond the plan period; paragraph 157 of the NPPF states that Local Plans should preferably cover a 15 year timescale and take account of longer term requirements. In the District's context where over 60% of the area is designated Green Belt that is tightly drawn around the existing urban edges, paragraphs 83 and 85 of the NPPF are also relevant. This states that Councils should look to ensure that the proposed Green Belt boundaries should not require alteration at the end of the plan period and are capable of enduring beyond the plan period.
- 6.21** LPP1 stated that the Council would safeguard sites for potential development beyond the plan period to help meet future District needs and address Green Belt boundaries at specific sites via LPP2. There is currently no fixed guidance on how much the District should look to provide for longer term requirements and other local authorities in similar contexts have different approaches. The approach to meeting longer term needs should therefore be considered in the local District context.
- 6.22** As identified above there is a current shortfall in employment land supply from 'available' sites. However the redevelopment of Rugeley Power Station may provide additional supply on an urban, brownfield site in the medium-long term and there is the potential for windfall or currently 'unavailable' urban brownfield sites to come forward and help meet the shortfall in the plan period. Beyond this it is recognised that the existing (and developing) urban areas of the District are tightly drawn against the Green Belt boundaries, as well as being built up in some areas to the AONB; the District's administrative boundaries; and in close proximity to internationally important ecological designations. The previous Local Plan 1997 identified three safeguarded sites which were removed from the Green Belt to provide for longer term needs, although these have been secured and/or promoted for residential development. There is no safeguarded land for employment needs only currently identified.

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- 6.23** Based upon the local District context outlined above, it is considered prudent to ensure future growth is not unduly limited by a lack of available land. However, bearing in mind the potential additional supply from new brownfield redevelopment sites and the significant ‘absolute’ constraints to major development within the District (namely the AONB and international/nationally important ecological designations) the Council needs to also ensure any options for longer term growth needs are proportionate. Furthermore, the identification of significant additional supply sites to meet longer term needs could potentially prejudice options for different spatial strategies to be considered within a Local Plan review. Two options for addressing this issue are set out below.
- 6.24** LPP1 identified that LPP2 would look to provide new employment land at Kingswood Lakeside should the need arise (sites currently within the Green Belt). This was based upon Kingswood Lakeside being a strategic, high quality site that had potential to expand; Towers Business Park in Rugeley is largely constrained from further expansion- although the adjacent redevelopment of the Power Station could provide a complimentary neighbouring business area opportunity. As outlined above, with the recent rates of take up at Kingswood Lakeside there is now only circa 9ha of land remaining until 2028.
- 6.25** A number of sites outside of these locations have been suggested for B class employment use; namely within the Green Belt. LPP1 stated that LPP2 would look to a Green Belt Review to help inform decision making on any safeguarding options for longer term needs which has since been published (2016). This review provides a comprehensive assessment of the performance of the District’s Green Belt land, with areas divided into individual ‘parcels’ or ‘broad areas’ for assessment.
- 6.26** In considering any suitable sites for potential safeguarding this information is to be assessed alongside other sustainability considerations e.g. impacts on landscape. The schedule of sites and the consultation map list all the potential site options within the Green Belt submitted to the Council by interested landowners and/or developers that the Council is proposing to assess. These are drawn from the ‘Unavailable’ section of the ELAA (2016) and have been selected in accordance with the methodology for site options set out in the background paper.

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- 6.27** It should be recognised that the potential capacity arising from these site options far exceeds the potential need for safeguarded land (as per the options set out below). However, a comprehensive assessment of all potential sites at this stage enables a clear comparison to be made and a clear view to be drawn on the most suitable site options for potential allocation.

Option E5a

Plan to identify safeguarded land from the Green Belt for up to 5% of the District's current development needs (approx. 4.4ha) for beyond the plan period. Assess the suitability of the Green Belt sites to meet this need – see 'Site Options Selection Methodology- Background Paper', schedule of sites (Appendix 1- List 8) and consultation map for further information. Focus upon options at Kingswood Lakeside as per LPP1.

Option E5b

Plan to identify safeguarded land from the Green Belt for up to 5% of the District's current development needs (approx. 4.4ha) for beyond the plan period. Assess the suitability of the Green Belt sites to meet this need – see 'Site Options Selection Methodology- Background Paper', schedule of sites (Appendix 1- List 8) and consultation map for further information. Consider other sites beyond Kingswood Lakeside- please state which ones and provide justification.

Issue E6: Should any further policy provisions be made for existing employment sites within the Green Belt?

- 6.28** The LPP1 identified several existing employment sites within the Green Belt. This did not enable their further extension into the Green Belt at that time but supported improvements at them to facilitate their longer term continued use. The Council has recently adopted its updated Design SPD (2016) which includes design guidance for each of the existing employment areas, providing a positive framework for improvement proposals that may be forthcoming. Only the owners of Watling Street Business Park are promoting an extension of their site at present which can be considered in the context of the issues outlined above regarding the current development needs shortfall and longer term needs.
- 6.29** It is therefore considered that no further policy provisions are necessary within LPP2 for the existing employment areas at this time. This will though be kept under review as the site assessment process progresses. For instance,

6. Employment

consideration may need to be given to a site specific policy for the existing Watling Street Business Park site area alongside the site extension proposals, subject to the outcomes of the site assessment process e.g. potential removal of the existing business park from the Green Belt.

Option E6a

Do not develop any further policy provisions for existing employment sites within the Green Belt at this time- rely on LPP1 policy and Design SPD guidance. Address Watling Street Business Park proposals via the site assessment process and keep under review the need for any site specific policies.

Option E6b

Develop further policy provisions for existing employment sites within the Green Belt- please provide specific policy wordings and justification.

Questions for Employment Land Supply Issues

1. Are there any issues or sites that we haven't considered which need to be addressed?
2. Have we considered all the reasonable possible options for addressing the issues identified? Please provide clear information on any reasonable alternatives not considered.
3. Are there any options which should be discounted at this stage? This includes any specific sites the Council is considering for potential allocation (Please see Appendix 1 and 2 for full list of sites and consultation map).
4. Do you have any comments on the initial findings of the Sustainability Appraisal in relation to these options and the specific site options?
5. Which are your preferred options and why? Please use the option references in your response for clarity.
6. Do you have any information regarding specific sites which could assist the Council's assessment process e.g. technical work undertaken? Please note, any information submitted in response to this consultation will be in the public domain.

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Balanced Economy Issues (links to LPP1 Policy CP9 – A Balanced Economy)

Issue BE1: How can the Council support different sectors of the local economy further?

- 6.30** LPP1 Policy CP9 sets out the local policy for helping to support key sectors of the local economy to ensure sustainable economic growth. In general it is considered that the policy remains up to date and in line with national planning policy. However, there are a number of site specific issues arising from this policy.
- 6.31** The policy makes reference to the LPP2 potentially safeguarding a route for the Hatherton Branch Canal proposal. This scheme has been identified on the Key Diagram within LPP1 and Policy CP9 refers to a number of key issues that require consideration prior to any formal route safeguarding; primarily to ensure compliance with the Habitat Regulations as the scheme has the potential to impact upon the European protected site of Cannock Extension Canal SAC (Special Area of Conservation). Whilst the project is still being progressed by the restoration trust (i.e. they are continuing to purchase pieces of land along the route to try and secure delivery) it is a long term programme and unlikely to progress further until other parts of the restoration trusts' work are completed (in Lichfield District). Therefore no further work has been undertaken which addresses the issues raised in Policy CP9. Consequently the currently safeguarded route will not be considered for a site specific allocation at this time. The indicative safeguarded route will remain protected via the LPP1 Key Diagram and Policy CP9.
- 6.32** Other site specific proposals are also referenced in the supporting text to Policy CP9, namely the potential opportunities for restoration works of former landfill sites with complementary recreation/tourism activities. In relation to Poplars landfill site, Cannock there is still currently no end date for the landfill operation and no proposals have been submitted with regards to its long term future use. Therefore no further site assessment work is proposed for this site at present. In relation to the former Grove Colliery, Little Wyrley landfill site and environs, submissions have been received for parts of the area for mixed use development (including recreation and tourism uses) so this site will be taken forward for assessment (Site References NE8 and NE11). Other site options received relate to a tourist accommodation

6. Employment

proposal at the former Brereton Colliery (Site Reference RE23) and an extension to the Beaudesert Golf Course (Site Reference CE58).

Option BE1a

Assess submitted sites for potential allocation for recreation/leisure/tourism proposals- see 'Site Options Selection Methodology- Background Paper', schedule of sites (Appendix 1- List 8- sites CE58, RE23, NE8, NE11) and consultation map for further information.

Questions for Balanced Economy Issues

1. Are there any issues or sites that we haven't considered which need to be addressed?
2. Have we considered all the reasonable possible options for addressing the issues identified? Please provide clear information on any reasonable alternatives not considered.
3. Are there any options which should be discounted at this stage? This includes any specific sites the Council is considering for potential allocation. (Please see Appendix 1 and 2 for full list of sites and consultation map).
4. Do you have any comments on the initial findings of the Sustainability Appraisal in relation to these options and the specific site options?
5. Which are your preferred options and why? Please use the option references in your response for clarity.
6. Do you have any information regarding specific sites which could assist the Council's assessment process e.g. technical work undertaken? Please note, any information submitted in response to this consultation will be in the public domain.



7. Rugeley Power Station

Issue RPS1: Future redevelopment of Rugeley Power Station

- 7.1** Rugeley Power Station ceased power generation in June 2016 in response to a deterioration in market conditions based on falling market prices and increasing carbon costs. Decommissioning started in June 2016 and all buildings and structures on site are due for demolition by summer 2020.
- 7.2** The District Council has convened a Taskforce to support the power station in the short term and to develop a plan for how the 150 hectare site could be used in the future. It will work closely with ENGIE, the power station owner and a range of other stakeholders including Lichfield District Council as the site sits across both district councils, Staffordshire County Council and GBSLEP and SSLEPs.
- 7.3** The site is being promoted through both District Councils' SHLAAs for residential – led mixed use development.
- 7.4** Little is yet known about the proposed redevelopment scheme given the recent nature of the announcement and the amount of evidence which is now in the process of being gathered to inform the works which will need to be undertaken. This includes current uncertainty on timescales and the quantum and type of development which may be able to be achieved in this plan period.
- 7.5** What is certain, however, is that this is a significant brownfield site in a sustainable location on the edge of a settlement which could provide a substantial contribution to the development needs of the District and should therefore be considered further as more information emerges. Conversely, it is also a site with some very significant constraints, and some infrastructure will have to remain in situ.
- 7.6** It is therefore not possible to put any options forward at this stage but the situation will be kept under review as the plan progresses. The site will be appraised in general terms at this stage for potential residential and employment redevelopment (as per the Site Assessment Matrix- Table 3, Chapter 3- alongside other site options).

7. Rugeley Power Station

Issue RPS2: Rail Freight facility

- 7.7 Network Rail is to use the existing rail sidings on a temporary basis for the storage of their electrification train and equipment until completion of Chase Line electrification in December 2017. It is considered that the existing rail freight facility could be of strategic transport importance to future occupiers, particularly in view of the well established environmental benefits of rail freight. Retention of existing rail heads is in accordance with NPPF paragraph 143.
- 7.8 We think consideration needs to be given to potentially protecting and retaining the existing rail freight facilities within the former power station site until the future development options for the site have been finalised, which complies with national policy and enables full consideration of the matter as proposals for the site emerge.

Questions for Rugeley Power Station Issues

1. Do you have any comments on the issues set out above?
2. Do you agree with our proposed approach to Rugeley Power Station, including the consideration of protecting the rail freight facilities at this time?



8. Town Centres

Town Centre issues (links to LPP1 Policy CP11- Centres Hierarchy)

Issue TC1: In terms of proposals for Main Town Centre Uses lying outside of town centre boundaries, should local thresholds for requiring an Impact Test be introduced and if so what should these be?

- 8.1** Since LPP1 was adopted, the retail evidence base has been updated, with a new Cannock Chase Retail and Leisure Study being completed in November 2015. The leisure and retail market is a continually evolving one, due to a range of factors including demographics, consumer demands, car ownership, planning policy and advances in technology.
- 8.2** The NPPF requires LPAs as part of their Local Plan to set out a strategy for the management and growth of centres over the plan period. As part of their strategy, LPAs should:
- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;
 - Define a network and hierarchy of centres;
 - Define the extent of town centres and primary shopping areas, based on the clear definition of primary and secondary frontages, and set policies that make clear which uses will be permitted in such locations;
 - Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;
 - Retain and enhance existing markets and, where appropriate, reintroduce or create new ones, ensuring that markets remain attractive and competitive;
 - Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres;
 - Allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre; and
 - Set policies for the consideration of the proposal for main town centre uses which cannot be accommodated in or adjacent to town centres.

8. Town Centres

- 8.3** Policy CP11 sets out the strategic approach for the Centres hierarchy:
- Strategic sub regional centre – Cannock
 - Town centres – Rugeley and Hednesford
 - District Centre – Hawks Green,
 - Local Centres – Norton Canes, Heath Hayes, Chadsmoor, Bridgtown, Fernwood Drive and Brereton
- 8.4** It sets out policies for each of the centre – types in the hierarchy, so consideration now needs to be given to whether there should be further policy elaboration. An Area Action Plan is being produced for Cannock Town Centre, in the context of Policy CP11(Centres Hierarchy) so this will not be covered in this Plan.
- 8.5** In terms of Rugeley, the updated evidence base considers that no further direct planning intervention is required beyond those actions identified in the Rugeley AAP, with the emphasis being rather more upon marketing and management strategies. Similarly, no further intervention is recommended for the other centres.
- 8.6** The remainder of this chapter therefore sets out where further policy elaboration might be required, specifically in terms of the introduction of local thresholds for the Impact Test.
- 8.7** In accordance with paragraph 26 of the NPPF it is considered appropriate to identify thresholds for the scale of edge of centre and out of centre retail, leisure and office development which should be the subject of an impact assessment. LPP1 does not specify any local floorspace policy on retail impact for new or additional floorspace for main town centre uses in out of centre locations and therefore there is a need for consideration as to whether there needs to be further policy for applications which fall below the nationally set threshold for impact tests (2,500sq m as set out in NPPF paragraph 26).
- 8.8** It should be noted that national threshold policy only relates to impact tests, as all proposals for main town centre uses outside of existing centres are required to be subject to the sequential test (excepting small scale rural development).
- 8.9** This matter has been considered through the Retail and Leisure Study 2015. This has concluded that the 2,500 sq m default national threshold is relatively high and effectively provides for the smaller store formats of national food

8. Town Centres

retailers without the need to satisfy important national town centre policy tests. The evidence suggests that a range of thresholds may be necessary. For example, Hednesford and Rugeley convenience goods floorspace is under 6000sqm (gross) and therefore the national default threshold represents a significant proportion (+40%) of the existing convenience goods floorspace in either centre. The same can be stated for comparison goods retailing where the level of such floorspace in Hednesford (2,960 sq m gross) is comparable to the national threshold level.

- 8.10** It is therefore worth considering the introduction of an appropriate and proportionate 'tiered' impact threshold policy which would ensure that proposals in Cannock and Rugeley, providing greater than 1000 sq m gross floorspace for retail, leisure or office uses in an edge or out of centre location should be subject to an impact assessment. The evidence advises that it is considered appropriate to reduce the threshold for Hednesford to a 500 sq m gross threshold, and Local and Neighbourhood Centres to 200 sq m.
- 8.11** It is also recommended that the thresholds should not only apply to new floorspace but also to changes of use and variations of condition to remove or amend restrictions on how units operate in practice.
- 8.12** The proposed thresholds at Cannock and Rugeley, Hednesford and district and local centre levels are considered to reflect the relatively small size of some of the centre at the lower end of the retail hierarchy and their consequent potential susceptibility to alternative out of centre provision. In order to take a proportionate approach, however, the evidence suggests that where a proposal is above the threshold the applicant should discuss and agree the scope of any retail impact assessment appropriate to the scale and nature of the proposed development and identifies any specific local issues which may need to be addressed. An example of this would be a small proposal of only just over the smallest threshold of 200 sq m lying close to a local centre: in this instance it might be appropriate to provide a short 'light touch' assessment or indeed provide the information as part of the covering letter accompanying the application.

8. Town Centres

Option TC1a: Do not introduce thresholds, use the thresholds set by national policy (default 2,500 sq m)

Option TC1b: Introduce a tiered system of thresholds in line with the recommendations of the retail and Leisure Study 2015 which are:

- Cannock 1000sqm (gross)
- Rugeley: 1000sqm (gross)
- Hednesford: 500 sq m (gross)
- Other Centres as defined in LPP1 Policy CP11: 200sq m (gross)

Questions for Town Centre Issues

1. Are there any issues that we haven't considered which need to be addressed?
2. Have we considered all the reasonable possible options for addressing the issues identified? Please provide clear information on any reasonable alternatives not considered.
3. Are there any options which should be discounted at this stage?
4. Do you have any comments on the initial findings of the Sustainability Appraisal in relation to these options?
5. Which are your preferred options and why? Please use the option references in your response for clarity.



9. Green Space

Green Space Issues (links to LPP1 Policy CP5- Social Inclusion and Healthy Living)

Issue GS1: Should LPP2 revise the Green Space Network further and what sites should be considered?

- 9.1** The Green Space Network covers a range of open spaces across the District, from small informal areas of play space within housing estates to large playing pitches and tracts of land also designated for their environmental value e.g. Local Nature Reserves. They lie outside of the designated Green Belt. These spaces are protected from development unless a clear set of criteria are met, as set out in Policy CP5 of the LPP1. These criteria include the site no longer being required for recreation and leisure uses; the benefits of the redevelopment proposals outweighing the loss of the green space network site; or replacement facilities being provided to compensate for the loss
- 9.2** The LPP1 undertook a review of the Green Space Network to reflect changes since the 1997 Local Plan. These were purely related to new spaces that had been created as part of new development schemes and/or lost due to development (and so had been formalised via planning permissions).
- 9.3** Policy CP5 states that the Council would undertake a further review of the Green Space Network via LPP2, including the consideration of Cannock Stadium as an allocation for public open space, sport and leisure uses. In response to previous consultations the Council has received a limited number of requests for other sites to be added or removed from the Green Space Network, or considered for a Local Green Space designation, which are included within the current site options for assessment.
- 9.4** Policy CP14 states that consideration will be given to allocating land at Rawnsley Road/Rugeley Road, Rawnsley as Local Green Space. This designation is drawn from national planning policy, and is slightly different to the Cannock Chase Green Space Network. If a site is designated as Local Green Space then it can only be developed in very special circumstances – consistent with policies for development on Green Belt land. This is different to the tests for the loss of Green Space Network sites. Given the review to be undertaken for LPP2, it is considered sensible to consider the Rawnsley Road for potential allocation for either a Local Green Space or a Green Space Network site. This broadens the options for any potential site designation.

9. Green Space

It should be noted that this site is also being promoted for residential development by the landowner and so will be assessed for that use as well.

- 9.5** As part of its Call for Sites in 2016 the Council requested any further suggestions for additional green space designations, but none were forthcoming. The schedule of sites sets out the current site options that will be assessed. Further site option suggestions can be submitted in response to this Issues and Options consultation. However the Council considers that it would be appropriate to consider any further site suggestions in view of the wider policy context.
- 9.6** Policy CP5 sets out that recreation spaces are protected via national planning policy, regardless of whether or not they are designated on the Policies Map. Therefore, sites such as school playing fields or pitches which may not form part of the Cannock Chase Green Space Network are still proffered protection from inappropriate development by national planning policy (see paragraph 74 of the NPPF). Sites of ecological value are also protected by LPP1 Policy CP12 and national planning policy (see paragraph 118).
- 9.7** Since the LPP1 was adopted there has been local progress in the production of local Neighbourhood Plans. Hednesford Town Council has recently consulted on a draft Neighbourhood Plan which looks to allocate small scale local green spaces to protect them from development and to support their future improvement and maintenance. Local, smaller scale green spaces could therefore be identified readily via other neighbourhood plans across the District- Brereton and Ravenhill Parish Council are also in the process of producing a Neighbourhood Plan.
- 9.8** It is therefore proposed that further updates to the Green Space Network via LPP2 will cover those specific site options received to date and any new green spaces that are likely to be required as part of mitigation measures for site specific allocations e.g. if a residential site allocation is likely to require the retention of existing on site woodland/green space then this can be identified via the LPP2 allocations process.
- 9.9** The Council will keep under review the need for further designations following responses to this consultation and as a result of additional background work e.g. there may be new sites or minor anomalies to be addressed as a result of new development schemes since the LPP1 review. Generally, smaller sites

9. Green Space

will not be considered for designation but each site will be considered on its merits (see Issue GS2 below).

- 9.10** As outlined above, existing in use open spaces, sports and recreational facilities (which may not currently form part of the Green Space Network) are already protected by national planning policy which has similar provisions to LPP1 Policies CP5 and CP12. By not seeking to allocate smaller open spaces, this provides local communities that have an interest in reviewing such sites with the flexibility to consider them via Neighbourhood Plans and set their own more detailed policies, if required (and in conformity with the District Local Plan).

Option GS1a

Assess the site options set out within the schedule of sites for inclusion/removal (as applicable) within/from the Green Space Network- see Appendix 1- List 9. Assess the land at Rawnsley Road/Rugeley Road for both Local Green Space designation and inclusion within the Green Space Network (with only one designation being selected at end of the assessment process). Keep under review the need for additional site designations as part of the LPP2 allocations process.

Issue GS2: How should Green Space Network and Local Green Space site options be assessed?

- 9.11** A framework of criteria for identifying sites suitable to be designated as Local Green Space is set out in the NPPF (paragraph 77). The Council has drawn upon this to produce a local assessment matrix for Local Green Spaces- see Appendix 3. The Council has also developed an assessment matrix for Green Space Network sites based upon the provisions of LPP1- see Appendix 4.
- 9.12** It is proposed to review the site options according to these assessment matrices and then incorporate the findings into the wider Site Assessment Matrix (see Table 3, Chapter 3). The findings of the Green Space Network and Local Green Space assessments would be covered under the 'Other comments/ site specific issues' section.

9. Green Space

Option GS2a

Use the proposed assessment matrices to assess the Green Space Network and Local Green Space site options. Incorporate these findings into the wider Site Assessment Matrix (Table 3, Chapter 3).

Option GS2b

Use alternative assessment matrices to assess the Green Space Network and Local Green Space site options. Please provide clear suggestions for any amendments and supporting justification.

Questions for Green Space Issues

1. Are there any issues or sites that we haven't considered which need to be addressed?
2. Have we considered all the reasonable possible options for addressing the issues identified? Please provide clear information on any reasonable alternatives not considered.
3. Are there any options which should be discounted at this stage? This includes any specific sites the Council is considering for potential allocation (Please see Appendix 1 and 2 for full list of sites and consultation map).
4. Do you have any comments on the initial findings of the Sustainability Appraisal in relation to these options and the specific site options?
5. Which are your preferred options and why? Please use option references in your response for clarity.
6. Do you have any information regarding specific sites which could assist the Council's assessment process e.g. technical work undertaken? Please note, any information submitted in response to this consultation will be in the public domain.



10. Historic Environment

Historic Environment Issues (links to LPP1 Policy CP15- Historic Environment)

Issue HE1: Should the historic environment act as a catalyst to encourage the positive regeneration of the District, and if so how?

- 10.1** The focus of LPP2 is upon site allocations so it is the Council's intention to only develop historic environment policy further in support of specific allocations, where it helps to deliver the overall plan or where it expands on or updates existing strategic policy.
- 10.2** Sites in town centres, along the canal network, former collieries, former mineral railway lines and other industrial archaeology assets offer a variety of opportunities for a historic environment focus around the District which could be encouraged in LPP2 by highlighting their potential to deliver a variety of benefits and enhance overall prosperity. They represent a unique resource (USP) the appearance and character of which could inspire the design of new development as well as enable their heritage significance to be recognised and enhanced. Reusing appropriate existing buildings provides a sustainable approach to development in accordance with the strategy set out in LPP1.
- 10.3** High quality places attract investors, residents and businesses so heritage-led regeneration has a vital role to play in the social and economic regeneration of the District, encouraging inward investment.

10. Historic Environment

Option HE1a: Town Centres

Rugeley:

- build upon the positives of the recent Partnership Scheme (PSICA) to strengthen the historic town centre core (Feasibility Studies were carried out for development at the Old Mill/Canal Warehouse and Heron Court and several historic commercial buildings were repaired giving them new life);
- promote delivery of opportunity sites included in Rugeley Town Centre Area Action plan (following implementation of the Flood Alleviation Scheme) with Development Briefs;
- help deliver other town centre sites to regenerate the town including improved links to the Trent and Mersey Canal;
- use the Conservation Area Management Plans as a basis to guide development, helping to deliver CP11;
- Brereton - link to draft Neighbourhood Plan policies with strong heritage focus

Cannock :

- use Conservation Area Management Plans as a basis to guide development helping to deliver CP11;
- links to the (forthcoming) Cannock Town Centre AAP (promote delivery of opportunity sites)

Hednesford:

- link to Neighbourhood Plan policies with strong heritage focus and helping to deliver CP11;
- promote delivery of development sites

Option HE1b: Town Centres + Canals and Collieries

In addition to the above -

- Cannock Extension Canal and Grove Colliery – promote this regeneration/leisure opportunity more strongly with Development Brief and/or potential Conservation Area designation
- Brereton Colliery - being assessed a site option for potential leisure proposal (holiday lodges and accompanying recreational uses- see site reference RE23)

10. Historic Environment

Option HE1c: Town Centres + Canals and Collieries + Mineral Lines:

In addition to the above –

- Enhance the footway/cycleway network to improve leisure opportunities across District, links between existing routes and with Cannock Chase Heritage Trail, access to the countryside, sustainable transport, health and wellbeing benefits, green infrastructure opportunity

Issue HE2: Should the sustainable management of change in the historic environment, including the historic landscape, which runs through LPP1 be further promoted and encouraged in LPP2, and if so how?

10.4 This is a strong thread running through the LPP1 where the historic environment is seen as an important resource in preserving/strengthening the District's unique character, local distinctiveness and interest. The historic environment should not be seen as a block to new development or a difficulty preventing change but as an opportunity to stimulate original design/thought and to ensure change takes place in a way which retains and enhances the special qualities of a place⁸. There is some public support for this approach shown in earlier consultations and a proposal to create a District 'Local List' of locally interesting heritage buildings has recently been adopted to extend awareness of the importance of heritage significance in considering planning proposals. The nomination process for the Local List will commence shortly.

10.5 There is a potential heritage angle to development of some housing and employment sites: a potential impact on the heritage significance and setting of a variety of designated and undesignated heritage assets (e.g. the setting of the listed St James Church, Norton Canes; the remains of the designed landscape of the former Hagley Hall, between Slitting Mill and Rugeley) but at the same time offering an opportunity to better reveal their significance and provide a unique focus for the new development itself.

⁸ <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

10. Historic Environment

Option HE2a

Conservation Area Management Plans and the potential for Article 4 Directions in Conservation Areas plus use of the Design SPD Character Area Descriptions and the Local List elsewhere will be used to manage change throughout the District to ensure the local heritage and good design are given proper consideration in decision making, in accordance with LPP1, guiding the form and shape of new development in a historic context. This option provides no further elaboration on existing strategic policy.

Option HE2b

In addition to the above, this approach could be further strengthened by providing historic environment guidelines for managing change at relevant allocated sites which indicate key matters for consideration by developers.

Issue HE3: Should the wider role for interpretation of the historic environment be maximised and if so how?

10.6 Allied to the above is the support and encouragement for the wider interpretation and presentation of the historic environment in conjunction with local development, offering an opportunity to increase enjoyment and understanding/ownership of their surroundings by all members of the community with potential wide social benefits. A development opportunity at any historic site may provide an interpretation opportunity of some kind however not all heritage sites will warrant such a display which could be focussed on key buildings or developments, locations and routes and be developed via encouragement of local interest groups. Such a display may contribute to a new development/redevelopment making a positive contribution to local character and distinctiveness and be weighed against any loss of heritage significance as a consequence of the development. The Government (NPPF para 141) requires Councils to make heritage information gathered as part of plan making or development management publicly available, and that developers should record and advance understanding of the significance of any heritage assets to be lost in a proportionate manner and make this publicly accessible.

10. Historic Environment

Option HE3a

This option provides no further elaboration of existing strategic policy with interpretation pursued on an ad hoc basis dependant on the agreement of interested parties e.g. development proposals in Bridgtown are currently enabling delivery of the Bridgtown Heritage Trail on an ad hoc basis, with the Council supporting Bridgtown and District Historical Society to develop the trail via the goodwill of developers funding individual on-site plaques/information boards through the use of a planning condition on relevant proposals. This is dependant on the willingness of developers to take on board the heritage aspect and to liaise with the Historical Society.

Option HE3b

Interpretation could be a requirement at relevant key historic areas and sites with information made publicly accessible in the most appropriate way.

Questions for Historic Environment Issues

1. Are there any issues or sites that we haven't considered which need to be addressed?
2. Have we considered all the reasonable possible options for addressing the issues identified? Please provide clear information on any reasonable alternatives not considered.
3. Are there any options which should be discounted at this stage? This includes any specific sites the Council is considering for potential allocation (Please see Appendix 1 and 2 for full list of sites and consultation map).
4. Do you have any comments on the initial findings of the Sustainability Appraisal in relation to these options and the specific site options?
5. Which are your preferred options and why? Please use the option references in your response for clarity.



11. Infrastructure

Infrastructure Issues (cross cutting number of LPP1 policies, including Policy CP2- Developer Contributions for Infrastructure)

- 11.1** Policy CP2 of LPP1 sets out the approach in relation to developer contributions for infrastructure and further elaboration is set out in the Developer Contributions SPD.
- 11.2** No changes are proposed to this policy. The Infrastructure Delivery Plan (IDP) sets out what infrastructure is necessary to support the development needs of the District. This was published in 2014, alongside the adopted LPP1. A copy of this can be found in Appendix 5.

Question for Infrastructure Issues

Do any aspects of the infrastructure Delivery Plan need updating in order to support the delivery of the Local Plan going forward? If so, please provide details of what updates are required along with clear supporting evidence.



Glossary

Phrase	Abbreviation	Definition
Adoption		The final confirmation of a development plan or Local Development Document as having statutory status by a Local Planning Authority.
Area Action Plan	AAP	An optional Development Plan Document forming part of a Local Development Framework. 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.
Area of Search		A area focussed along the A5 corridor that has been selected as the most preferable broad location for future Gypsy and Travelling Showpeople sites.
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.
Bridgtown Heritage Trail		A local walking route joining up places of historical interest in the Cannock suburb of Bridgtown.
Brownfield Development		Site available for re-use which has been previously developed and is abandoned or underused.
Brownfield Registers		A statutory list of previously developed sites that could be suitable for residential development.
Call for Sites		The process of collecting and collating information on potential development sites.
Cannock Chase District Council	CCDC / CCC	The Local Planning Authority for Cannock, Rugeley, Hednesford, Norton Canes and neighbouring villages.
Character Area Descriptions		Written text on the design, visual context and historical interest of a settlement area.
Conservation Area		Protected areas of special architectural or conservation interest.
Conservation Area Management Plans		Plans that set out how Conservation Areas should be managed to protect their historic assets and integrity.

Glossary

Phrase	Abbreviation	Definition
County Council	CC	The upper tier of two-tier authorities covering a county wide area.
Density Per Hectare	DPH	Unit of land measurement relative to the amount of development it could accommodate.
Design Supplementary Planning Document	Design SPD	A document providing additional planning information and policy context 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 policy context on developer contributions and housing provision within Cannock Chase District.
District Council	DC	The lower tier of two-tier authorities, responsible for local services.
Employment Land Availability Assessment	ELAA	A database of sites put forward by stakeholders including the Council and land owners to be assessed for their suitability for future employment uses.
Environmental Capacity Study		A study carried out to assess future development potential within Cannock Chase District.
ENGIE		The private (largest) owner of the former Rugeley Power Station site in Rugeley.
Greater Birmingham Housing Market Area	GBHMA	A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the links between places where people live and work. This HMA is based on the wider Birmingham area.
Green Belt		A policy and land use designation used to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighbouring urban areas.
Green Belt Review		A process that sets out the methodology and mechanism for potential possible alterations to the Green Belt boundaries.
Green Space Network		A network of linked green infrastructure within Cannock Chase District that links urban areas to the countryside.

Glossary

Phrase	Abbreviation	Definition
Greater Birmingham and Solihull Local Enterprise Partnership	GBSLEP	The Local Enterprise Partnership (see definition below) for this area, covering a number of local authorities including Cannock Chase District.
Gypsy, Traveller and Travelling Showpeople	GTTS	National Planning Policy defines ‘Gypsies and Travellers’ as ‘persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or family’s or dependents’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group or travelling showpeople or circus people travelling together as such’. ‘Travelling Showpeople’ are defined as ‘members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependents’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and travellers as defined above’.
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.
Historical Society		A group who meet to discuss and campaign for the protection of items of historical interest within their local area.

Glossary

Phrase	Abbreviation	Definition
Housing and Planning Act 2016		An Act of Parliament that introduced changes to housing policy and the planning system.
Infrastructure Delivery Plan	IDP	A plan to identify and aid implementation of the necessary social, physical and green infrastructure required to create sustainable communities.
Landscape Character Assessment		A detailed study that analysis 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 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 local buildings/structures of architectural or historic importance, which are not appropriate for statutory listing.
Local Nature Reserve	LNR	Local Nature Reserves (LNRs) are places with wildlife or geological features that are of special interest locally. There are over 1280 LNRs in England covering almost 40,000 ha
Local Plan		The Development Plan for a Local Planning Authority area. It can include Development Plan Documents such as Site Allocations and Area Action Plans.
Local Planning Authority	LPA	The authority responsible for planning functions within a District, County or any other type of administrative area.
Local Plan Part 1	LPP1	The adopted 2014 Development Plan Document that sets out the strategic planning policies and context for Cannock Chase District.
Local Plan Part 2	LPP2	This LPP2 Development Plan Document that will accompany LPP1 by providing further policy context and allocating sites for future development.

Glossary

Phrase	Abbreviation	Definition
Mineral Safeguarding Areas		An area of land protected from development due to the presence of minerals within a site that could be required for future extraction.
Minerals Plan		A planning document that sets out future minerals needs within an area and protects mineral extraction sites to meet that demand.
Mitigation and Implementation Strategy		A framework that aims to provide protection against a potential threat and provide practical solutions or alternatives to solve the problem.
National Planning Policy Framework	NPPF	This document sets out the Governments planning policies for England and how they should be applied.
Policy Map		A map that shows the location of planning designations, which are usually also set out in written planning policies.
National Planning Policy Guidance	NPPG	The Government planning advice that accompanies the National Planning Policy Framework.
Neighbourhood Plans		A plan prepared by a Parish Council or Neighbourhood Forum for a particular designated neighbourhood area.
Partner Authorities		The Government bodies working together as a team on a contract or project.
Permissions in Principle	PIP	PIPs are a new proposal to separate the decision making on 'in principle' issues (e.g. land use, location, & amount of development) from matters of technical detail. The aim is to give up-front certainty that the fundamental principles are acceptable before developers need to provide more costly details.
Proposed Submission Stage		A statutory stage in production process of a Development Plan Document.

Glossary

Phrase	Abbreviation	Definition
Retail and Leisure Study		A study on retail and leisure uses within Cannock Chase District, including existing and future capacity.
Safeguarded Land		Land that is protected for a specific future, often longer term, land use.
SAC Zone of Influence		An area within which new residential development must provide mitigation measures to avoid harm to Cannock Chase SAC.
Self Build Registers		A register of people who are interested in building their own dwelling within Cannock Chase District.
Self Build and Custom Housebuilding Act 2015		An Act of Parliament that sets out legislation on self build and custom house building.
Site Assessment Matrix		A framework for assessing whether a site is suitable for a proposed use or designation.
Site Options Selection Methodology Background Paper		A document setting out the reasoning for the methodology that will be used to assess potential sites for development.
Small Site Register		A register of small development sites held by local authorities.
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.

Glossary

Phrase	Abbreviation	Definition
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.
Starter Home		New homes for first-time buyers as defined in the Housing and Planning Act 2016.
Strategic Housing Land Availability Assessment	SHLAA	A database of sites put forward by stakeholders including the Council and land owners to be assessed for their suitability for future residential uses.
Strategic Housing Market Assessment		A report on the objectively assessed and evidenced development needs for housing within an area.
Stoke-on-Trent & Staffordshire Local Enterprise Partnership	SSLEP	The economic body for the Staffordshire County Council and Stoke On Trent Government areas. See LEP definition.
Supplementary Planning Document	SPD	A local development document that may cover a range of issues, thematic or site-specific, and provides further detail of policies and proposals in a 'parent' development plan document.
Sustainability Appraisal	SA	An appraisal of the economic, environmental, and social effects of a plan.
Town and Country Planning Regulations 2012		Regulatory framework
Windfall Sites		Sites which have not been specifically identified as available in the Local Plan process and become available unexpectedly.

Appendix 1 Schedule of Sites for Assessment

List 1: Deliverable SHLAA Sites (see Options H1a and H1b)

Site Reference	Site Name/Location	Site Area (Ha)	Easting	Northing	Major or Minor Site	No. of dwellings proposed	Status
C20	410-418 Cannock Road, Cannock (AKA. Land at Cannock Road/Stafford Lane, Hightown)	0.94	399653	312139	Major	34	Under construction
C37	Land off Green Heath Road, Hednesford - Pye Green Valley Development	11.40	399320	313159	Major	414	Under construction
C222(b)	Edgemead Court - Units between Walsall Road and, Park Street, Bridgtown, Cannock	0.99	398336	306645	Major	39	Full planning permission
C335	Land off Lakeside Boulevard, Bridgetown, Cannock	4.44	397919	308335	Major	111	Outline planning permission
R16	Pear Tree Primary School, Hardie Avenue, Rugeley	1.4	404277	317325	Major	40	Outline planning permission
R19	Former Ultra Electronics Site, Main Road / Armitage Road, Brereton	3.05	405178	316979	Major	103	Outline planning permission

Appendix 1 Schedule of Sites for Assessment

Site Reference	Site Name/Location	Site Area (Ha)	Easting	Northing	Major or Minor Site	No. of dwellings proposed	Status
R20	Land at end of Wharf Road, Rugeley	1.06	404471	317330	Major	32	Outline planning permission
N13	Land off Norton Hall Lane and Butts Lane, Norton Canes	23.6	401569	307547	Major	450	Outline planning permission
N23	Land off of 71 Burntwood Road, Norton Canes	3.71	402186	308880	Major	65	No planning permission
N29	Norton Canes Greyhound Stadium, (Land South of Red Lion Lane, Norton Canes)	8.6	402651	307613	Major	94	Under construction

Appendix 1 Schedule of Sites for Assessment

List 2: Developable SHLAA Sites (see Options H1a and H1b)

Site Reference	Site Name/Location	Site Area (ha)	Easting	Northing	Major or Minor Site?	No. of dwellings proposed	Status
C31	Land adjacent to 67 McGhie Street, Hednesford (formerly adjacent to no. 73)	0.24	399838	312733	Major	12	No planning permission
C63	Land adjacent and to the rear of 419-435, Cannock Road, Hednesford	0.3	399861	312498	Major	25	No planning permission
C75	Former club at end of Arthur Street, Wimblebury, Cannock	0.24	401388	311388	Major	16	No planning permission
C80	Land opposite Keys Park football ground, Keys Park Road, Hednesford	7.5	400745	311077	Major	90	No planning permission

Appendix 1 Schedule of Sites for Assessment

Site Reference	Site Name/Location	Site Area (ha)	Easting	Northing	Major or Minor Site?	No. of dwellings proposed	Status
C105	50 Park Street & Union Street, Bridgtown	0.08	398278	308597	Major	16	No planning permission
C177	Land at Girton Road/Spring Street, Cannock	0.4	398483	309725	Major	12	No planning permission
C178	County Grounds Depot, Cannock Road, Cannock	0.44	398593	310918	Major	13	No planning permission
C220 (a)	Site A - Oaklands Industrial Estate, Lower Road, Hednesford, Cannock	0.91	399794	311364	Major	34	No planning permission

Appendix 1 Schedule of Sites for Assessment

Site Reference	Site Name/Location	Site Area (ha)	Easting	Northing	Major or Minor Site?	No. of dwellings proposed	Status
C220 (b)	Site B - Image Business Park, East Cannock Road, Hednesford, Cannock	0.66	399723	311352	Major	33	No planning permission
C221	Land at Church Court, 4-8a Church Street, Cannock South, Bridgtown	0.11	398023	308680	Major	10	Full planning permission
C270	Former Parker Hannifin Site, Walkmill Lane, Cannock	3.3	397742	308440	Major	93	No planning permission
C272 (Part 2)	Langbourn, Hillcroft and Ivy House, Longford Road, Cannock	0.40	397528	309572	Major	16	No planning permission

Appendix 1 Schedule of Sites for Assessment

Site Reference	Site Name/Location	Site Area (ha)	Easting	Northing	Major or Minor Site?	No. of dwellings proposed	Status
C299	Former Farm Garage, Hednesford Road, Heath Hayes	0.18	400886	310564	Major	14	No planning permission
R9	Aelfgar School, Taylors Lane, Rugeley	1.88	404269	318285	Major	85	No planning permission
R18	Land at The Mossley, off Armitage Road	1.8	405014	317472	Major	40	No planning permission
R18(a)	Parcel of land at The Mossley off Armitage Road	0.02	404957	317484	Major	-	No planning permission

Appendix 1 Schedule of Sites for Assessment

Site Reference	Site Name/Location	Site Area (ha)	Easting	Northing	Major or Minor Site?	No. of dwellings proposed	Status
R43(a)	Former Kodak Processing Site and Transport Depot, Redbrook Lane Industrial Estate, Brereton	2.3	404767	316465	Major	70	No planning permission
R43(b)	Former Milk Depot, Redbrook Lane Industrial Estate, Brereton	0.75	404819	316525	Major	23	No planning permission
R43(c,d,e,f,g)	Sites at Redbrook Lane Industrial Estate, Brereton	0.8	404723	316458	Major	24	No planning permission
R43(h)	Land at Redbrook Lane, Brereton	0.65	404800	316397	Major	20	No planning permission

Appendix 1 Schedule of Sites for Assessment

Site Reference	Site Name/Location	Site Area (ha)	Easting	Northing	Major or Minor Site?	No. of dwellings proposed	Status
R90	Land fronting Sheep Fair and the Old Mill, Rugeley	0.11	404124	318106	Major	10	No planning permission
R127	Rugeley Power Station, Rugeley	55	405601	317840	Major	-	No planning permission
R139	Heron Court, Heron Street, Rugeley	0.18	404664	317988	Major	21	No planning permission

Appendix 1 Schedule of Sites for Assessment

Site Reference	Site Name/Location	Site Area (ha)	Easting	Northing	Major or Minor Site?	No. of dwellings proposed	Status
N25	Land off Walsall Road near Cherry Brook, Norton Canes	2.2	401798	307309	Major	80	No planning permission

Appendix 1 Schedule of Sites for Assessment

List 3: AONB, Restricted and Excluded SHLAA Sites (see Options H1a and H1b)

Site Reference	Site Name/Location	Site Area (ha)	Easting	Northing	No. of dwellings proposed/suggested	Status
AONB Sites						
C174	Land at the Bungalow, Rugeley Road, Hazelslade, Cannock	0.68	401960	312808	10	No planning permission
Restricted and Excluded Sites						
C64	Land at Rawnsley Road, Hazel Slade	2.4	401805	312662	75	No planning permission (also suggested for Local Green Space/Green Space Network designation)
C84	Land to the East of Wimblebury Road, Heath Hayes	6.4	401736	310629	150	No planning permission (note-linked to C279 Green Belt site)
C125	Land adjacent to Newhall Farm, Lichfield Road, Cannock	0.39	399939	309926	6	No planning permission (suggested for removal from Green Space Network)
C176	Land at Rawnsley Road, Hednesford	2.28	400860	313084	26	No planning permission
R25	Nursery Fields, St Michaels Road, Brereton	1.39	405296	316258	38	No planning permission
N13a	Land at Norton Hall Lane and Butts Lane, Norton Canes	5.2	401094	307452	120	Outline planning permission (but for employment use not residential)

Appendix 1 Schedule of Sites for Assessment

List 4: Green Belt SHLAA Sites (see Options H4a and H4b)

Site Reference	Site Name/Location	Site Area (ha)	Easting	Northing	No. of dwellings proposed/suggested	Status
Green Belt Sites						
C115	Land at Newlands Lane, Heath Hayes	0.75	401296	309849	10	No planning permission
C116(a)	Land south of A5190, Lichfield Road, Heath Hayes (Phase 1)	47	400574	309641	1255	No planning permission
C116(b)	Land south of A5190, Lichfield Road, Heath Hayes (Phase 2)	43	400712	309359	1325	No planning permission
C119	Former Severn Trent Plc Land, Wedges Mills	1.65	396996	308782	22	No planning permission
C121	Land to the rear of Longford House, Watling Street, Cannock	2	396750	309253	55	No planning permission
C136	Land adjacent to 29 Cumberledge Hill, Cannock Wood	0.95	404120	312116	13	No planning permission
C137	Land at Hayfield Hill, Cannock Wood	1.12	404546	311588	32	No planning permission
C171	Land off Rugeley Road, Hazelslade, Cannock	2.96	402630	313163	70	No planning permission
C264	Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock	65.3	402214	311675	-	No planning permission
C264 (a)	Parcel A of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of John Street/Wimblebury Road)	3.3	401795	311225	95	No planning permission
C264 (b)	Parcel B of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of Sycamore Road/Hawthorne Road)	9.8	401995	311446	285	No planning permission
C264 (c)	Parcel C of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of Haymaker Way/Barn Way and south of Littleworth Road)	8.5	401910	311815	250	No planning permission
C264 (d)	Parcel D of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Littleworth Road)	37	402320	311759	1100	No planning permission
C264 (e)	Parcel E of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Chetwynd Park and west of Cannock Wood Road)	7.2	402644	312046	210	No planning permission

Appendix 1 Schedule of Sites for Assessment

Site Reference	Site Name/Location	Site Area (ha)	Easting	Northing	No. of dwellings proposed/suggested	Status
C265	Land to the East of John Street/Wimblebury Road and West of Cannock Wood Road, Wimblebury, Cannock	141	402766	311332	2820	No planning permission
C279	Land east of Wimblebury Road at Bleak House, Heath Hayes	56	401935	310505	450	No planning permission (includes non-Green Belt site C84)
C326	Land south of Cannock Road, Norton Road and Wimblebury Road, Heath Hayes	4.8	401806	309774	100	No planning permission
C342	Land at West Cannock Farm (south west of Brindley Heath Road), Hednesford	55	400046	313951	1100	No planning permission
C352	Heath Hayes Football Club, Coppice Colliery Sports Ground, Newlands Lane, Heath Hayes	1.1	401499	309832	35	No planning permission
C373	Land at Court Bank Farm, Cannock Wood	37	404211	311628	-	No planning permission
C375	Land to the west of Beaudesert Golf Club, off Rugeley Road, Hednesford	20	400975	313545	50	No planning permission
C376	Former Cannock Wood Colliery Tip, New Hayes Road, Cannock Wood	2.3	403296	312038	10	No planning permission
C399	Land at junction of New Hayes Road and Ironstone Road, Cannock Wood	2.6	403533	311914	29	No planning permission
C400	Land at Cumberledge Hill, Cannock Wood (north of Courtbank Farm)	1.3	404396	312087	18	No planning permission
C401	Land adjacent to 18 Cumberledge Hill, Cannock Wood	1.1	404424	312216	15	No planning permission
C402	Land to the rear of 40-46 Hayfield Hill, Cannock Wood	0.38	404505	311859	6	No planning permission
C403	Land to the rear of Redmore Inn, Rugeley Road, Cannock Wood	0.13	404528	311157	2	No planning permission
C404	Land off Rugeley Road, Cannock Wood	2.3	404288	311289	26	No planning permission
R28	Land at Springs Farm, Brereton	13.1	405400	315784	300	No planning permission
R29	Land to the north of Armitage Lane, Rugeley	1.1	405898	316457	15	No planning permission

Appendix 1 Schedule of Sites for Assessment

Site Reference	Site Name/Location	Site Area (ha)	Easting	Northing	No. of dwellings proposed/suggested	Status
R30	Lakeside smallholding, Hagley Drive, Rugeley	2.22	403854	317908	1	No planning permission
R32	Land East of The Meadows, Armitage Lane, Brereton	1.65	405854	316148	23	No planning permission
R33	Land adjacent to The Birches, Rugeley	6.76	403471	317193	76	No planning permission
R37	Land North of Stile Cop, Rugeley	2.32	403681	316457	26	No planning permission
R38	Land at Hagley Park Farm and Jones Lane, Rugeley	16.7	403374	317506	190	No planning permission
R39	Land Adjacent to No.1 Forge Row, Slitting Mill, Rugeley	0.23	402615	316724	1	No planning permission
R74	Land between Stonehouse Road and Stafford Brook Road, Etching Hill, Rugeley	1.88	402424	318613	25	No planning permission
R83	Land at Gorse Lane, Cherry Tree Road, Rugeley	8.96	404366	316570	101	No planning permission
R106	Land between Stonehouse Road and Shooting Butts Road, Etching Hill, Rugeley	2.2	402344	318065	25	No planning permission
R112	Land between the Rising Brook and Hednesford Road, Rugeley	64	403187	316424	720	No planning permission
R126	Old Engine Cottage, Colliery Road, Brereton, Rugeley	1.1	404954	315745	15	No planning permission
R128	Land at Coalpit Lane, Brereton, Rugeley	10	405077	315755	113	No planning permission
R129	Land at Treetops/Brook View, Rugeley	0.14	402376	316364	2	No planning permission
N3(b)	Land at Burntwood Road and Norton East Road, Norton Canes	0.5	402844	309332	10	No planning permission
N14	Land adjacent to Norton Canes High School, Norton Canes	2.5	402092	309141	38	No planning permission
N20	Land at South of Long Lane, Norton Canes (Adjacent to Spinney Close)	3.72	401601	308411	56	No planning permission
N24	Land at north of Long Lane, Norton Canes (Adjacent to Norton Terrace)	5.56	401601	308777	84	No planning permission

Appendix 1 Schedule of Sites for Assessment

Site Reference	Site Name/Location	Site Area (ha)	Easting	Northing	No. of dwellings proposed/suggested	Status
N33	Land to the north of no.2 Hednesford Road, Norton Canes	0.36	401890	308864	11	No planning permission
N46	Land at Red Lion Lane, Norton Canes	0.54	402772	307647	20	No planning permission
N49	Land at Norton Canes between the A5 and M6 Toll	11.4	402697	306839	180	No planning permission
N49(a)	Land at Norton Canes between the A5 and M6 Toll	0.3	403009	306563	6	No planning permission
N51	Land between Greyhound Stadium and M6 Toll, Norton Canes	6.6	402911	307346	150	No planning permission
N52	Land north of Norton Hall Lane, Norton Canes	27.7	400852	307908	570	No planning permission
N57	Wyrley Grove, Lime Lane, Little Wyrley	3.3	401899	306123	50	No planning permission
N59	Land north of Washbrook Lane, Norton Canes	4	401154	308344	95	No planning permission

Appendix 1 Schedule of Sites for Assessment

List 5: Gypsy, Traveller and Travelling Showpeople Sites (see Option GTTS1a)

Site Reference	Location	Site Area (Ha)	Easting	Northing	Indicative Capacity	Status
Gypsy, Traveller and Travelling Showpeople Site Options Within Area of Search						
GT1	Land at Albutts Road, Commonside, Norton Canes	1.7	402,640	307,171	4-13 plots	No planning permission
GT2	Land to the rear of Woodlands Caravan Park, Lime Lane, Little Wyrley	3.6	402296	304978	5-10 pitches	No planning permission
GT3	Land at former Golf Driving Range, Lichfield Road, Cannock	4.8	399868	309756	15-30 pitches/4-13 plots	No planning permission
GT4	Turf Field, Watling Street/Walsall Road, Norton Canes	2.11	401806	307094	15-30 pitches/4-13 plots	No planning permission
GT5	Jubilee Field, Lime Lane/Watling Street, Norton Canes	5.2	402122	306698	15-30 pitches/4-13 plots	No planning permission
Gypsy and Traveller Site Options Outside Area of Search						
GT6	Land at Cannock Wood Road, Rawsley	0.4	402860	312060	5 pitches	No planning permission

Appendix 1 Schedule of Sites for Assessment

List 6: ELAA Available Sites (see Option E1a)*

Site Reference	Site Name/Location	Site Area (Ha) net developable area	Easting	Northing	Use Class (potential or permitted)	Status
KLS	Kingswood Lakeside Employment Area	66.5	399561	308588	B1/B2/B8	-
TBP	Towers Business Park Employment Area	44	405448	317268	B1/B2/B8	-
CE4(a)	Kingswood Lakeside zones A,B and C combined, Cannock	17.05	399608	308520	B1/2/8	No planning permission
CE4(f)	Kingswood Lakeside, Blakeney Way, Cannock	3.00	399924	308166	B8/B1(a)	Full planning permission
CE5(a)	Kingswood Lakeside-zone E, Kingswood Lakeside, Cannock	2	399135	308415	B1/2/8	Part full planning permission/part no planning permission
CE7(a)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	2.1	397600	308538	B1/2/8, C1, A1	No planning permission
CE7(c)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	0.8	397625	308582	B2/B1(a)	Full planning permission
CE8	Former Bowmur Haulage Site, Watling Street, Cannock	3.1	397082	308869	B1/2/8	No planning permission
RE1	Towers Business Park, Phase 1, Wheelhouse Road, Rugeley	1.65	405720	316819	B1(a)/B2	Under construction
RE2 (a)	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	1.3	404992	317626	B1/B2/B8	No planning permission
RE2(c)	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	1	404972	317675	Sui Generis	Full planning permission
RE4	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	0.84	405112	317699	B1/B2/B8	No planning permission
RE3	Former Power Station off A51 (adjacent to Towers Business Park), Rugeley	2.2	405904	317201	B1/B2/B8	Outline planning permission

Appendix 1 Schedule of Sites for Assessment

Site Reference	Site Name/Location	Site Area (Ha) net developable area	Easting	Northing	Use Class (potential or permitted)	Status
RE24	Rugeley Power Station, Rugeley	55	405601	317840	Mixed	No planning permission
NE2	Land off Norton Hall Lane, Butts Lane, Norton Canes	2.2	401159	307495	B1/2	Outline planning permission

**NB. Sites CE4(a), CE4(f) and CE5(a) are assessed as part of site KLS in the Sustainability Appraisal. Sites RE1, RE2(a), RE2(c) and RE4 are assessed as part of TBP in the Sustainability Appraisal.*

List 7: ELAA Restricted Sites (see Options E2a-E2c)

Site Reference	Site Name/Location	Site Area (Ha) net developable area	Easting	Northing	Use Class (potential or permitted)	Status
CE42	Former ATOS Origin Site, Walsall Road, Cannock	3.248	398443	309277	B1(a)/Mixed	No planning permission

Appendix 1 Schedule of Sites for Assessment

List 8: ELAA Green Belt and AONB Sites (see Options E2a-E2c and E5a-E5b)

Site Reference	Site Name/Location	Site Area (Ha) net developable area	Easting	Northing	Use Class (potential or permitted)	Status
CE17	Kingswood Lakeside Extension 1	11	400314	307982	B1/B2/B8	No planning permission
CE18	Kingswood Lakeside Extension 2	9.15	400255	308701	B1/B2/B8	No planning permission
CE19	Site between A5 and M6 Toll	9.4	399276	308110	B1/B2/B8	No planning permission
CE20	Watling Street Business Park	9	402313	306589	B1/B2/B8	No planning permission
CE54	Former Severn Trent Plc Land, Wedges Mills	1.65	396996	308782	Mixed	No planning permission
CE55	Land at Court Bank Farm, Cannock Wood	37	404211	311628	Mixed	No planning permission
CE56	Land south of Cannock Road, Norton Road and Wimblebury Road, Heath Hayes	4.4	401806	309774	Mixed	No planning permission
CE58	Land to the west of Beaudesert Golf Club, off Rugeley Road, Hednesford	20	400975	313545	Mixed (proposed golf course extension)	No planning permission
RE23	Former Brereton Colliery, Colliery Road, Rugeley	38	404567	315227	Mixed (proposed holiday lodge scheme with supporting facilities)	No planning permission
RE25	Land at Coalpit Lane, Brereton, Rugeley	10	405077	315755	Mixed	No planning permission
NE5	Turf Field, Watling Street/Walsall Road, Norton Canes	2.12	401758	307143	Mixed	No planning permission
NE6	Jubilee Field, Lime Lane/Watling Street, Norton Canes	5.08	402087	306737	B1/B2/B8	No planning permission
NE8	Wyrley Grove, Lime Lane, Little Wyrley	3.3	401899	306123	Mixed	No planning permission
NE9	Land at Norton Canes between the A5 and M6 Toll	0.3	403009	306563	B1/B2/B8	No planning permission
NE10	Land south of A5, Norton Canes	12.18	403117	306368	B1/B2/B8	No planning permission

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Site Reference	Site Name/Location	Site Area (Ha) net developable area	Easting	Northing	Use Class (potential or permitted)	Status
NE11	Grove Colliery	8.1	401813	306225	LPP1 refers to potential for restoration and potential complementary recreation/tourism opportunities. Activities expected to be those compatible with Green Belt appropriate uses.	No planning permission

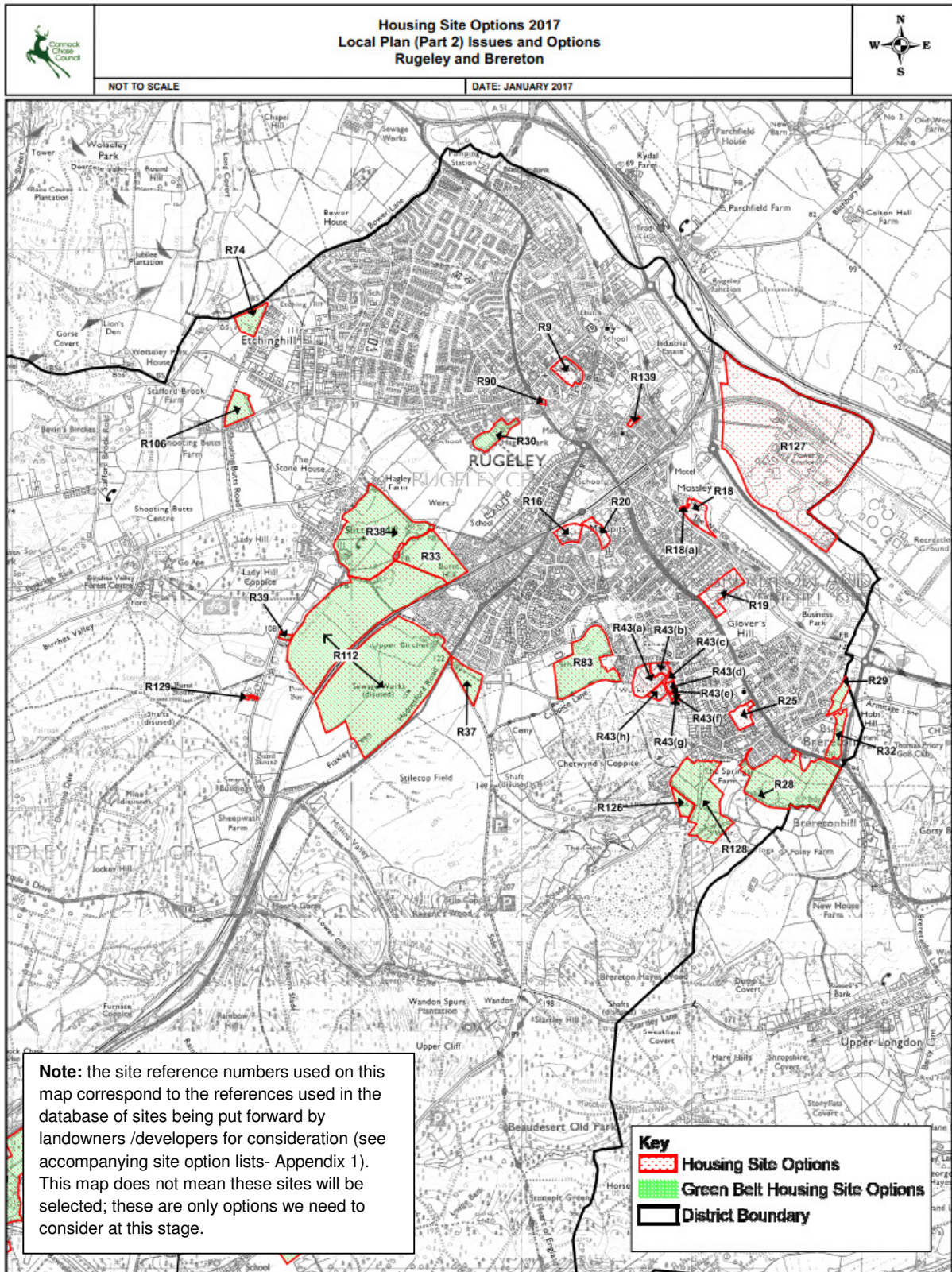
List 9: Green Space and Recreation Sites (see Option GS1a)

Site Reference	Site Name/Location	Site Area (ha)	Easting	Northing	Notes
C64	Land at Rawnsley Road, Hazel Slade	2.4	401805	312662	Potential site for inclusion into the Green Belt or Local Green Space designation. Policy CP14 of the LPP1 states this will be considered. Also suggested for residential development.
CS1	Former Cannock Stadium, Pye Green Road, Chadsmoor	10.35	398626	312435	Policy CP5 of the LPP1 states this site will be allocated for use as public open space, sport and recreation purposes. Circa 50% of the site is already designated as Green Space Network and the overall masterplan for its use as a open space, sport and recreation 'community hub' is being implemented in phases (some aspects completed including new play area and footpath trails). To include play areas, walking and cycling trails, allotments, sports pitches and new community building.
C125*	Land adjacent to Newhall Farm, Lichfield Road, Cannock	0.39	399939	309926	Land suggested for removal from Green Space Network for residential development

*NB. Site C125 is visible on the housing site options consultation map.

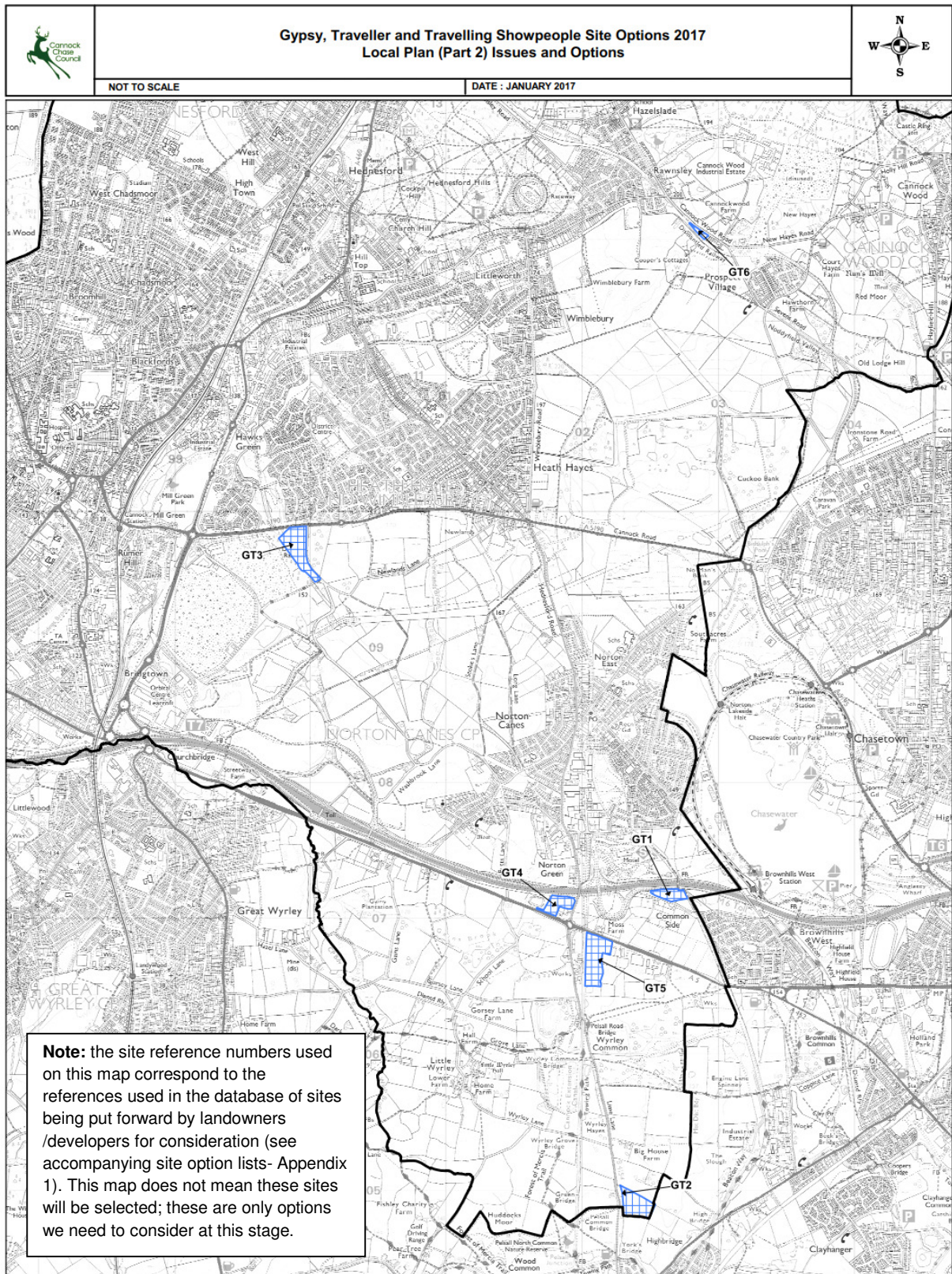
Appendix 2 Consultation Maps

Appendix 2 Consultation Maps



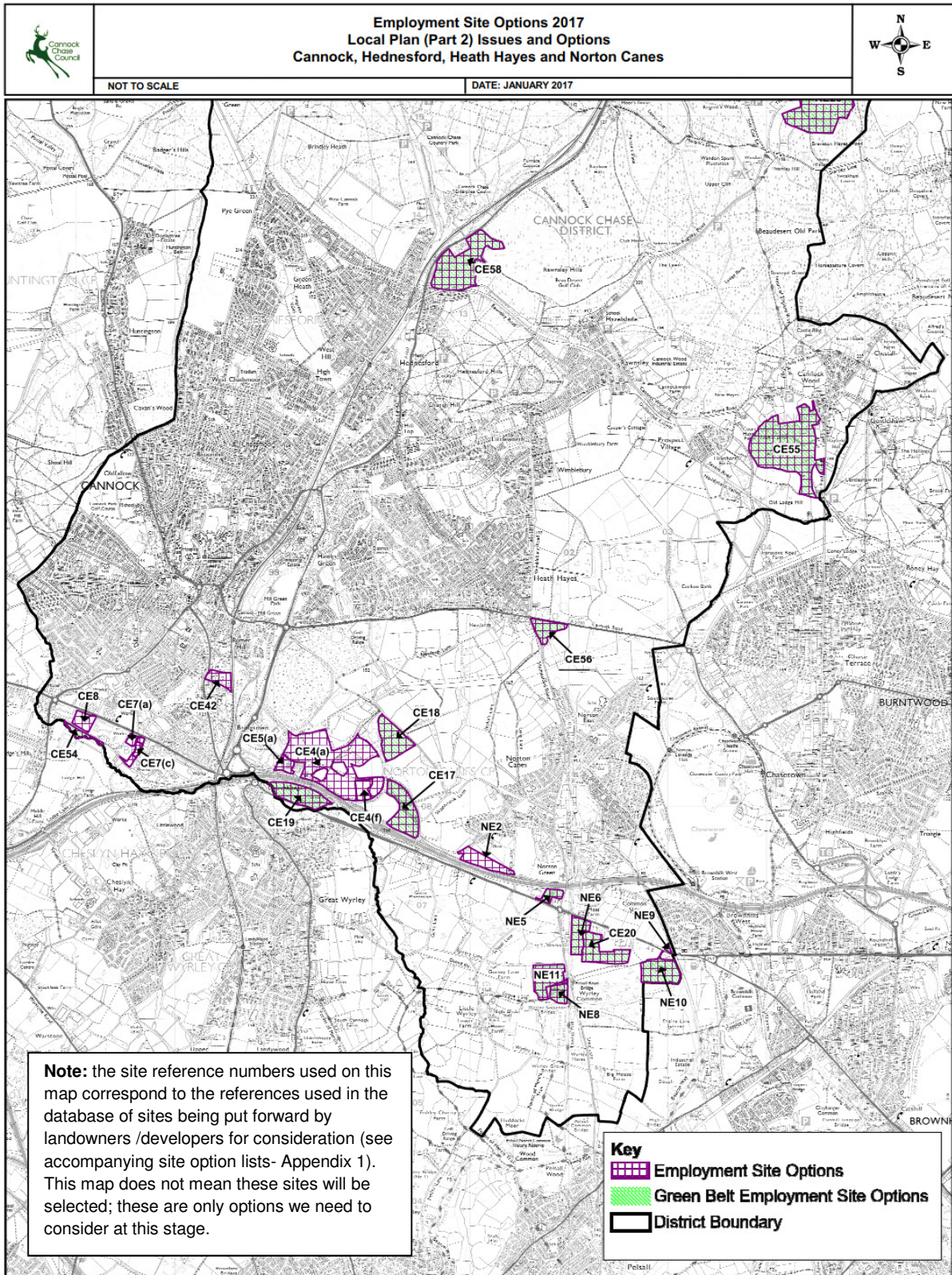
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Appendix 2 Consultation Maps



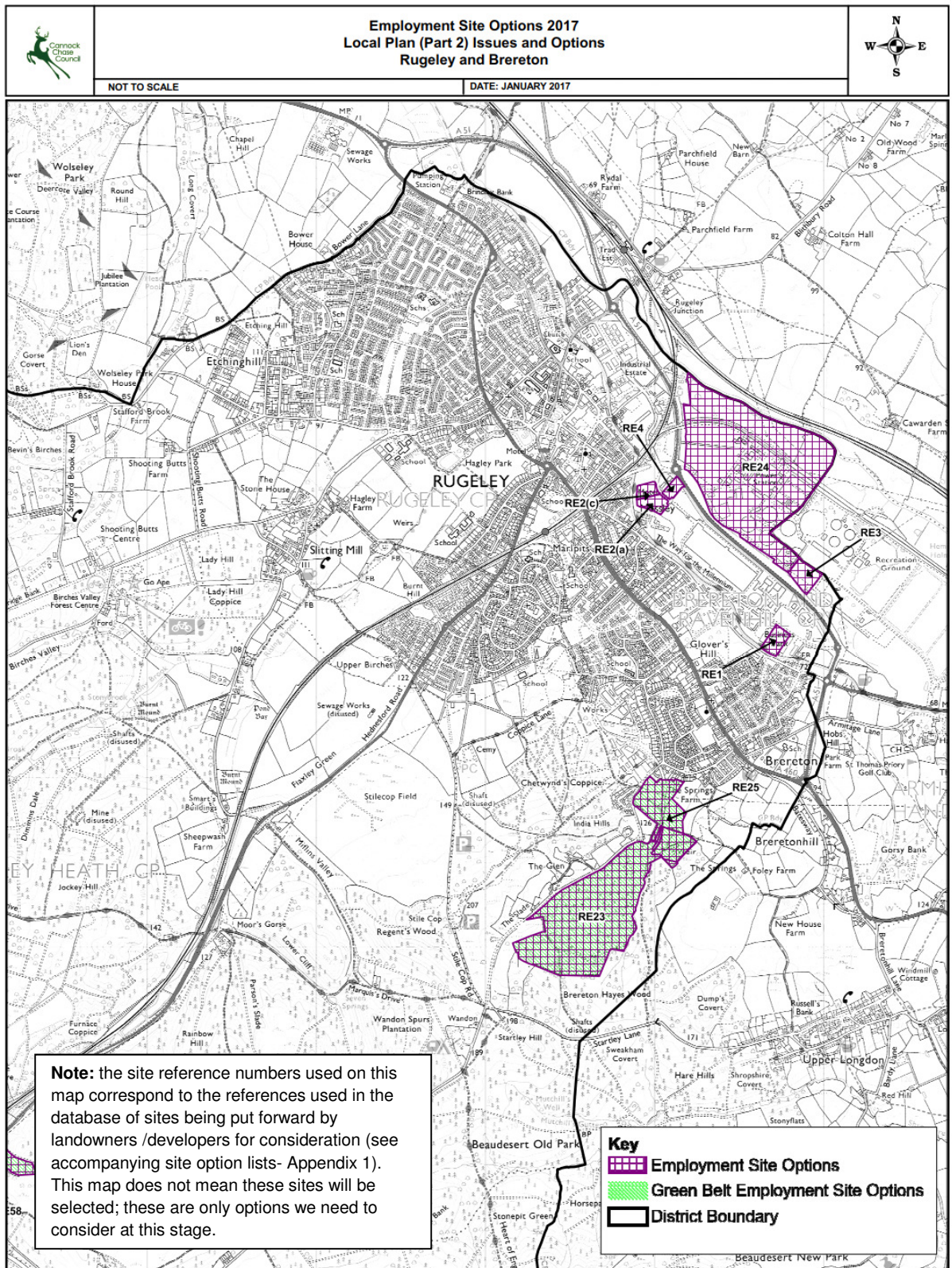
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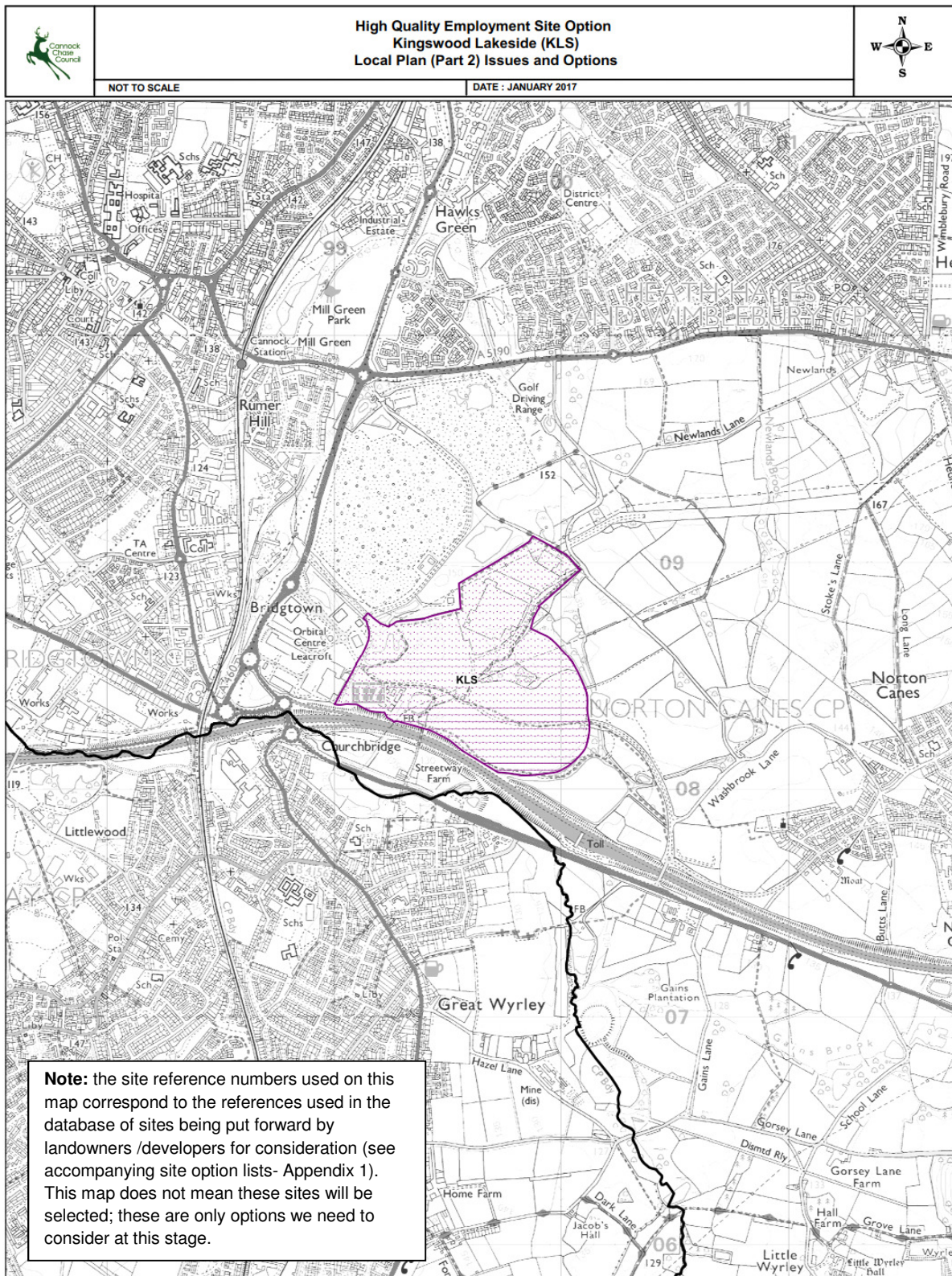
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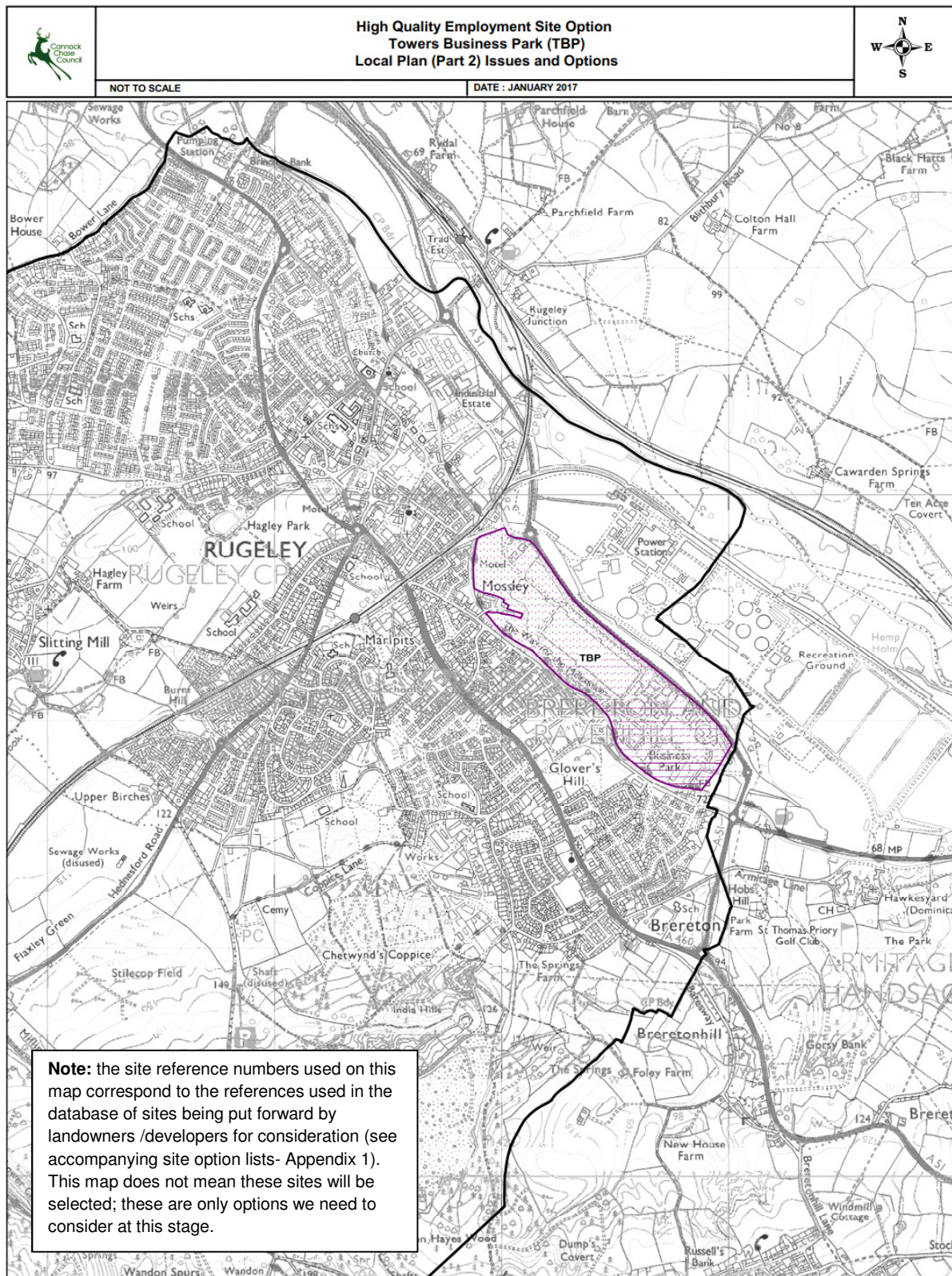
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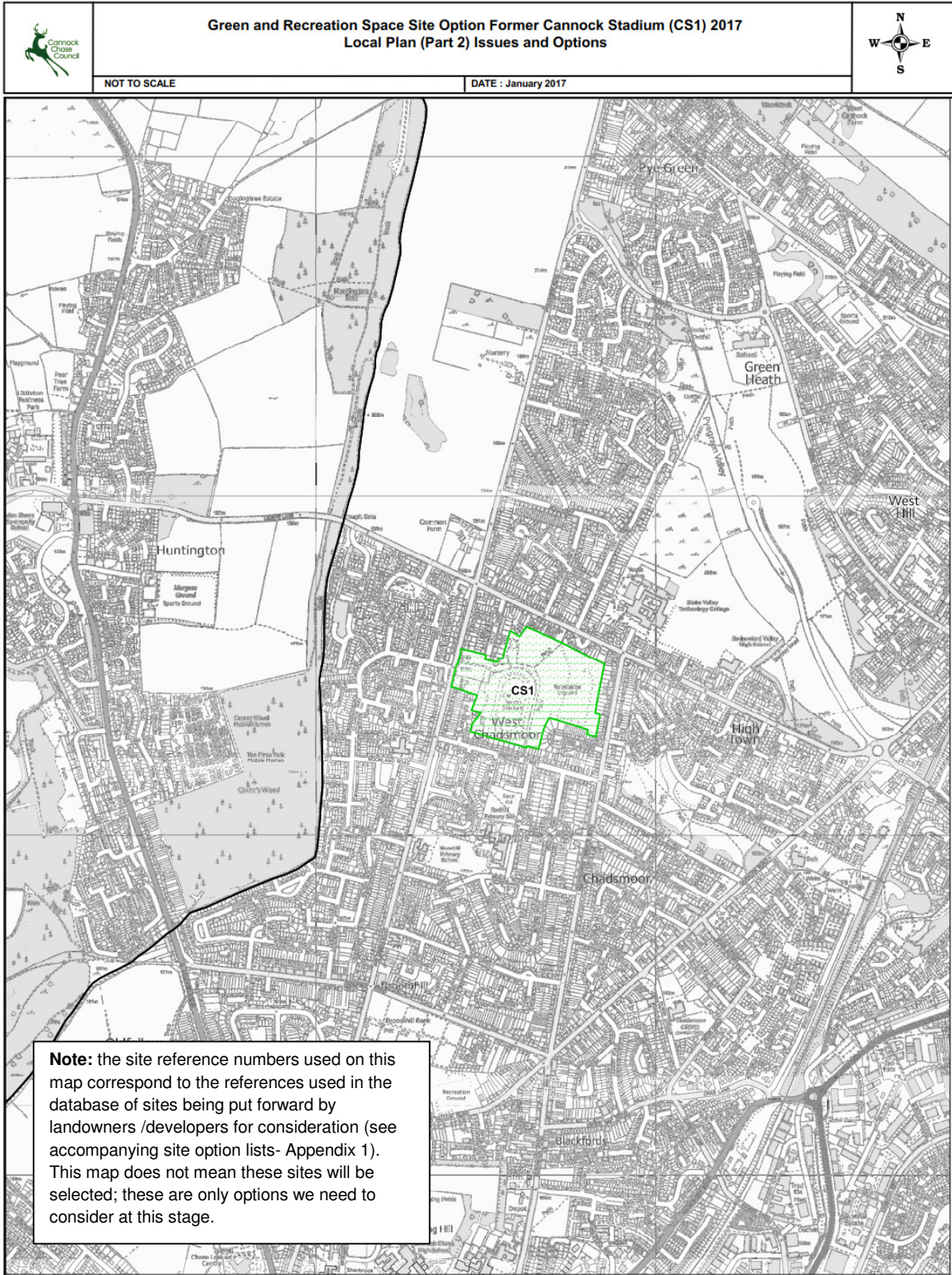
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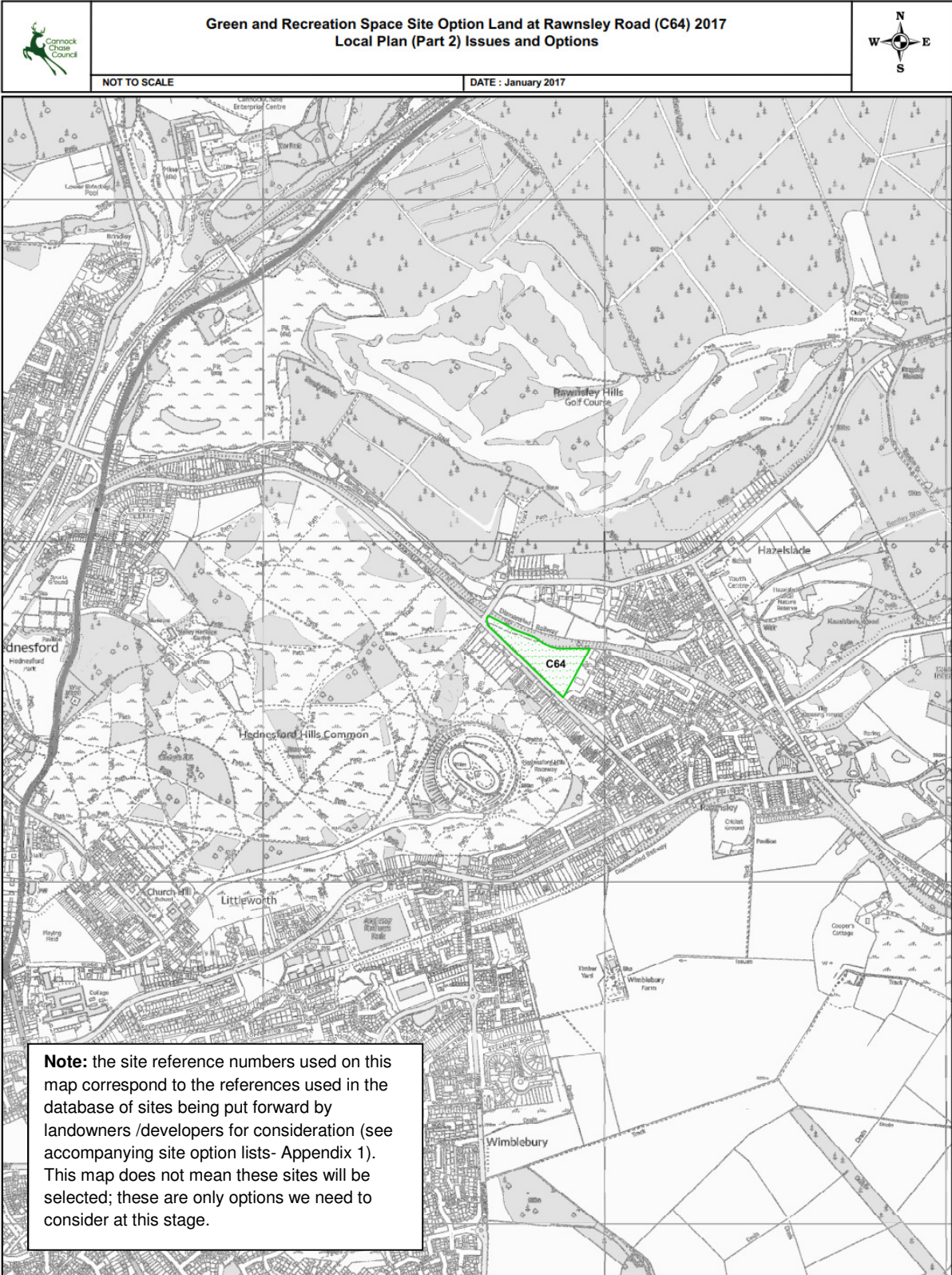
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Appendix 3 Local Green Space Assessment Matrix

Local Green Space Assessment Matrix

Local Green Space is a new designation introduced by the National Planning Policy Framework (NPPF) in 2012 which enables local communities to protect small areas of green space in their local area which have special local significance. The table follows the criteria set out in the NPPF and enables consideration of whether a site might be suitable for this type of designation.

Local Green Space Criteria	Site Comments
Is the green space reasonably close to the community it serves?	<p><i>Settlement/Community Name:</i></p> <p><i>Location of Green Space:</i></p> <p><i>Distance of site: (to Settlement centre)</i></p>
Is the green space demonstrably special to the local community and does it hold a particular local significance?	<i>Please summarise why & how the space meets one or more of the following bullet points:</i>
1. Is the site considered to have a special beauty?	<i>e.g. landscape qualities/views</i>
2. Does the site have special historic significance or features?	<i>e.g. old buildings, landscape features or an important event took place here</i>
3. Does the site have recreational value?	<i>e.g. playground, sports facility, for walkers</i>
4. Is the site particularly tranquil/peaceful?	<i>e.g. quiet, away from main roads</i>
5. Does the site have ecological/wildlife value?	<i>e.g. types of plants/animals or particular habitats</i>
6. Are there any other reasons that make the site special to the local community?	<i>e.g. those not specified above</i>

Appendix 3 Local Green Space Assessment Matrix

Is there evidence to support the view that the site is special to local people?	<i>Please provide or reference any written evidence, maps or photos to support your case:</i>
What are the local characteristics of the site that make it special to the community?	<i>e.g. local gathering place for special events, heart of everyday community activities, unique landscape/features</i>
Is the green area considered to be a distinctive piece of land or part of a more extensive tract of land?	<i>e.g. state size of area, boundary features (stream, woods)</i>
Is the site publicly accessible?	<i>e.g. full access, partly by public footpath, no access</i>
Are there any known designations on the site?	<i>e.g. common land, village green, nature reserve, Green Belt</i>

Appendix 4 Green Space Network Assessment Matrix

Green Space Network Assessment Matrix

The Green Space Network (GSN) is a network of sites in the built up area that connect open spaces to the wider countryside within Cannock Chase District. The network of sites is based on a study carried out in 1994 and policy criteria from the 1997 Local Plan. The policy was updated in the Cannock Chase Local Plan (Part 1) 2014, stating that the network would be further reviewed in the Local Plan (Part 2).

The criteria set out below should be used to consider if a site should be added, removed or altered as part of the GSN. Any removals from the Green Space Network to be assessed in the context of Local Plan (Part 1) Policy CP5 provisions.

Green Space Network Criteria	Site Information
Does the site use meet the purposes of being in the GSN through having recreational, amenity or ecological value?	e.g. sports/leisure uses or wildlife/habitats
Is the site within the built up area?	e.g. which settlement is it linked to
Does the site have good links to the existing GSN and wider countryside?	e.g. disused railway, open spaces, etc.
Is the site publicly accessible or viewable from a publicly accessible site?	e.g. accessed by footpath or viewed from a road
Does the site add value to the surrounding area through improving the character or visual appearance?	e.g. the setting of a historic building/landscape
Has the site experienced negative changes such as redevelopment, or has it been replaced by an alternative site?	e.g. New housing might make the GSN redundant on this site, but provide an alternative site locally
Is the site covered by any known designations?	e.g. Green Belt, Nature Reserve, etc.

Appendix 5 Infrastructure Delivery Plan



CANNOCK CHASE COUNCIL
INFRASTRUCTURE DELIVERY PLAN
MAY 2014

Contents

Overview and Structure of the Infrastructure Delivery Plan

Infrastructure Delivery Plan:

Physical infrastructure

- Transport
- Energy
- Water and Drainage
- Waste
- ITC
- Public Realm

Green and Historic Infrastructure

- Open Space
- Rivers
- Historic Landscapes

Social and Community Infrastructure

- Education
- Employment
- Children's Services/specialised services
- Health/wellbeing
- Community Services
- Culture
- Leisure

Overview and Structure of the Infrastructure Delivery Plan

Infrastructure planning is an essential element in ensuring that the Local Plan is deliverable. The term infrastructure refers to all of the requirements that are needed to make places function efficiently and effectively and in a way that creates sustainable communities. Infrastructure is commonly split into three main categories, defined as:

Physical: the broad collection of systems and facilities that house and transport people and goods, and provide services e.g. transportation networks, housing, energy supplies, water, drainage and waste provision, ICT networks and public realm.

Green and Historic: the physical environment that forms part of the character and setting of our towns and villages. A network of multi-functional open spaces, including formal parks, gardens, woodland, green corridors, waterways, street trees and open countryside. It also includes built heritage assets which form part of the physical environment.

Social & Community: the range of activities, organisations and facilities supporting the formation, development and maintenance of social relationships in a community. It can include the provision of community facilities (education, healthcare, community centres, sports & leisure facilities) as detailed in the Community Infrastructure Levy (CIL) regulations. In its broadest sense (and for the purposes of this IDP) infrastructure can also include small scale funding to assist local projects, skills development and volunteering.

The Infrastructure Delivery Plan (IDP) identifies the infrastructure required to support delivery of development during the plan period. The categories outlined above are reflected in the structure of the IDP.

The IDP identifies, as far as possible:

- Infrastructure needs and any infrastructure already committed;
- Costs;
- Responsibilities for delivery;
- Funding sources, identifying where developer contributions will be required;
- Indicative funding gaps and the potential nature of developer contributions; and
- Timescales.

The IDP also identifies elements of required infrastructure as 'critical' or 'priority' according to their importance to delivery of the overall Local Plan strategy. 'Critical' items are those which physical development can not occur without and/or are necessary for delivery of the overall Local Plan strategy. 'Priority' items are those to support delivery of physical developments and elements of Local Plan policy, but are not 'critical'. Links to the Core Strategy Objectives are provided to identify key linkages between the infrastructure needs and delivery of the Local Plan priorities.

The IDP is a live document, updated on a regular basis as circumstances change and its production is guided by a 'virtual' working group of the Chase Community Partnership. During the preparation of the Local Plan, the Council has been working with key service and infrastructure providers and discussions have taken place about the level of growth proposed for the District and the distribution of this growth. This has been via a range means including individual meetings (both prior to the Duty to Cooperate and under it); joint working on evidence base documents e.g. the Southern Staffordshire Water Cycle Study; and consultation responses to draft Local Plan iterations and the accompanying draft IDP. The IDP has evolved over this process and ongoing consultation with key stakeholders will continue to update the IDP. These partnerships will be maintained throughout the plan period to help monitor implementation and delivery of infrastructure requirements as well as keeping these requirements up to date.

It should be recognised that the delivery of the full range of infrastructure needs of existing and new communities is dependent on partnership working between a variety of public, private and voluntary sector agencies. The funding of infrastructure is discussed further below.

Infrastructure Funding

Infrastructure requirements will be funded by a variety of different mechanisms which will vary over the plan period. The IDP identifies as far as possible the committed and potential funding sources of the identified infrastructure needs. The key sources of funding over which the planning system can have a direct influence are as follows.

Community Infrastructure Levy (CIL): This is a tax on development introduced by Regulations in 2010 which can potentially fill or partially fill a funding gap to secure provision of infrastructure needed to deliver the policies and proposals in the Local Plan which cannot be delivered from other funding sources. The levy can also be used for ongoing maintenance of infrastructure. It can be levied on most forms of built development (excluding residential extensions, development for charitable purposes, affordable and self-build housing, as well as other minor exemptions) at the time planning permission is granted and collected when development is started. The levy is set in £s per square metre and must only be charged at a level that does not make delivery of development unviable following a general assessment of local development viability issues. The Council plans to adopt its CIL charging schedule (subject to successful independent examination) by the 1st January 2015. This will also entail the adoption of a list of projects to be supported with CIL funding agreed in consultation with delivery partners e.g. the County Council, Parish Councils which will be then reviewed on an annual basis. Items included on the list (known as a Regulation 123 list) cannot also be the subject of a Section 106 planning obligation.

Section 106 Obligations: Section 106 of the Town & Country Planning Act 1990 is a well established part of the development management process, whereby obligations can be sought from individual developments either in cash or in kind towards provision of infrastructure, the need for which arises from the impact of the developments on e.g. transport networks and services, demand for education, open space sport & recreation facilities, nature conservation interests. This is also the normal mechanism for securing a percentage of affordable housing to be delivered by agreement with Registered Providers on commercial house builders' developments or the alternative of a financial contribution towards provision of affordable housing elsewhere in the District.

As from April 2010 contributions can only be obtained where they meet three statutory tests which were previously set out in policy guidance. Obligations must be necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. In addition, from April 2015 'pooled contributions' towards one specific item of infrastructure will not be allowed to be made from more than 5 individual obligations. So the use of S106 obligations needs to be considered in the context of what is to be delivered via CIL and the Regulation 123 list. Major development sites will continue to be significant contributors to infrastructure provision by this means.

Planning Conditions: Planning conditions cannot be used to directly impose financial obligations on developers but can be used to secure the implementation, sometimes in a phased manner, of specific items of infrastructure on or near to development sites. Conditions can, for example, require delivery of essential highway infrastructure the detailed design of which is then dealt with by the Highway Authority using agreements under Sections 38 and 278 of the Highways Act 1980. Conditions can also be used to secure the provision of on-site open space which is required to meet local design standards, with the ongoing maintenance arrangements dealt with by S106 obligations.

Other funding sources : There will be other sources of funding over the plan period including New Homes Bonus, Tax Incremental Financing, Regional Growth Fund, Lottery funding, direct public and private sector investment by service providers, grant aid and a range of other options which will be applicable depending upon the nature of the infrastructure involved.

Future infrastructure needs for the plan period are identified in this IDP. This is a 'long list' which has been formulated as a result of consultation and through the evidence base. It is recognised that infrastructure requirements would need to be funded by a variety of different sources as explained above. This list is indicative only i.e. highlighting the potential funding streams available. An item that is identified as potentially benefitting from Section 106 and/or CIL funds is not necessarily bound to either of those funding streams by this IDP. Broad items of infrastructure in the IDP may be refined further as part of the CIL process so that some elements of an item benefit from Section 106 funds whilst other elements benefit from CIL funds. The process of formally identifying items to benefit from CIL, and therefore excluded from future Section 106 contributions, is done via the CIL Regulation 123 list.

For any enquiries related to the IDP and proposals for introducing CIL charges please contact Planning Policy via email at planningpolicy@cannockchasedc.gov.uk; via telephone on 01543 462621; or via post at Planning Policy, Cannock Chase Council, Civic Centre, PO Box 28, Beecroft Road, Cannock, Staffordshire, WS11 1BG

Infrastructure Type	Link Core Strategy objective (objective number)	Infrastructure committed	Principal Infrastructure required for the future	Level of Priority	Costs	Delivery agency / funding source(s)	Indicative Funding Gap	Developer Contributions			Timescale: short <5yrs, medium 5 to 10yrs, long: 10yrs + Phased: alongside schemes/ ongoing	Other comments
								S106	CIL	Developer to fund direct e.g. on site design /land/ provision/ maintenance (including S278s)		
PHYSICAL INFRASTRUCTURE												
Transport												
<u>Road – Sustainable Transport</u>												
Pye Green Local Transport Package	3,4	<p>Pye Green Valley Distributor Road completed 2012, but not open to traffic (est. £6m costs)</p> <p>New bus lay-bys Victoria Street, Hednesford completed 2012.</p>	<p>Highway improvements and sustainable transport provision to support Hednesford town centre regeneration and housing growth at Pye Green Valley and Land West of Pye Green Road</p> <p>New island Pye Green /Stafford Roads.</p> <p>Mini islands PGR/Broadhurst Green improvements Pye Green Rd/Limepit Lane, Station Rd/Rugeley Rd, Uxbridge Street/Market Street.</p>	<p>Priority</p> <p>Priority</p>	<p>Total cost of transport strategy is currently unknown.</p> <p>£2m</p>	<p>Joint public and private sector delivery through S106 developer contributions and local authority support as resources permit.</p>	<p>Unknown</p>	<p>✓</p>	<p>-</p>	<p>✓</p>	<p>Short/ Medium</p>	<p>Necessary for the delivery of regeneration and housing growth.</p> <p>Pye Green Valley site to provide half hourly bus service or up to £40,000 bus voucher scheme.</p> <p>Further scheme details are available as a Supplementary Document and the Transport Assessment for Pye Green Valley.</p>

Infrastructure Type	Link Core Strategy objective (objective number)	Infrastructure committed	Principal Infrastructure required for the future	Level of Priority	Costs	Delivery agency / funding source(s)	Indicative Funding Gap	Developer Contributions			Timescale: short <5yrs, medium 5 to 10yrs, long: 10yrs + Phased: alongside schemes/ ongoing	Other comments
								S106	CIL	Developer to fund direct e.g. on site design /land/ provision/ maintenance (including S278s)		
Norton Canes and Heath Hayes Local Transport Package	3,4,5	£575,000 S106 to extend NE service 8 via Norton Canes-Orbital/ Kingswood to Cannock	Highway and public realm improvements and sustainable transport provision, including a new bus service, to support urban extensions.	Priority	Total cost of transport strategy is estimated to be around £2m.	Joint public/private sector S106 contributions & LA support		✓	-	✓	Short/ Medium	Necessary for the delivery of regeneration and housing growth. Further scheme details are available as a Supplementary Document.
		£200,000 towards junction improvements Burntwood Rd/ Brownhills Rd & A5190 Cannock Rd		Priority			N/A	✓	-	✓		£178,000 via S278 for Churchbridge junction upgrade from Norton Hall Lane site.
Heath Hayes Local Safety Scheme	3,4,5	Hednesford Road, Heath Hayes, B4154 Local Safety Scheme.		Completed	£115,000	SCC LTP3	-	-	-	-	Short/ delivered	Completed May 2012. To improve the safety of road users / pedestrians
			Five Ways Island , Heath Hayes, A5190/B4154	Priority	£5m approx	Joint public/private sector including developer contributions	£5m (potential £300k to be funded via developers if public sector funds are made available)	✓	✓	✓	Medium/ Long	Heath Hayes local scheme to be designed by SCC to improve a 5 leg island which results in congestion. Scheme identified with SS & GBS LEPs. SCC appraisal report 2014. Outcome of bid to LGF for £4.5m expected July 2014.
Rugeley Town Centre Area Action Plan	4,5,6,7	Highway improvements and sustainable	Highway improvements and sustainable transport	Priority	Total cost of strategy is currently	Joint public and private sector	Unknown	✓	✓	✓	Phased	Necessary for the delivery of town centre regeneration and housing

Infrastructure Type	Link Core Strategy objective (objective number)	Infrastructure committed	Principal Infrastructure required for the future	Level of Priority	Costs	Delivery agency / funding source(s)	Indicative Funding Gap	Developer Contributions			Timescale: short <5yrs, medium 5 to 10yrs, long: 10yrs + Phased: alongside schemes/ ongoing	Other comments
								S106	CIL	Developer to fund direct e.g. on site design /land/ provision/ maintenance (including S278s)		
		<p>transport provision secured to support a planning permission for housing and employment in Lichfield District</p> <p>£180,000 for bus service/ infrastructure</p>	<p>provision, including town centre management, new bus station, to support redevelopment of Market Hall/Bus Station site RTC 6, and improved links to the town centre, including the Leathermill Lane and Love Lane cycle routes. Other schemes include the Pear Tree Bus Gate and Wolseley Road traffic management and safety improvements, Elmore Lane/Globe Island and Mill Lane/Forge Rd, Rugeley, pedestrian crossing facilities.</p>	Priority	<p>unknown. Funding secured through a S106 for committed infrastructure</p> <p>Bus Gate - £120,000 to be funded by Tesco (part of £180,000) Tesco to fund other junction improvement schemes.</p>	<p>delivery through S106 developer contributions and local authority support as resources permit.</p>	Funded	✓	-	-	Short	<p>growth.</p> <p>Details are provided in Rugeley Town Centre AAP and relevant Transport Assessments. (* Redevelopment of Rugeley Market Hall/Bus Station site RTC 6, is dependent on a flood defence scheme within Hagley Park).</p> <p>Would allow Brereton and Pear Tree local bus services to be combined and made more viable. Scheme to be worked up following talks between Staffs CC and Arriva.</p> <p>Footway /cycleway improvements from town centre/Tesco, T&M Canal and Towers Business Park in progress. Funding from Tesco and other S106.</p>

Infrastructure Type	Link Core Strategy objective (objective number)	Infrastructure committed	Principal Infrastructure required for the future	Level of Priority	Costs	Delivery agency / funding source(s)	Indicative Funding Gap	Developer Contributions			Timescale: short <5yrs, medium 5 to 10yrs, long: 10yrs + Phased: alongside schemes/ ongoing	Other comments
								S106	CIL	Developer to fund direct e.g. on site design /land/ provision/ maintenance (including S278s)		
		entries below under Rugeley Town Centre Improvements and Cycle/ Pedestrian facilities)	Improved pedestrian access from Rugeley town centre to Rugeley Town Station to complement SCC funded highway and environmental improvements along Horse Fair in progress 2014	Priority	Costs unknown	Network Rail SCC	Unknown	-	✓	-	Medium/ Long	To be investigated with SCC, Centro and London Midland. Funding available in part from SCC- scheme under discussion 2014.
Other areas outside local transport packages			Technical control measures to manage trunk road traffic flows	Priority	Currently Unknown	Highways Agency / developer contributions	Unknown	✓	✓	✓	Dependent on funding resources	Further investigations are required to confirm the need for traffic management measures to ensure the efficiency of the highway network.
Churchbridge A5/M6T/A460/A34 junction	3, 4		Improvements to existing Churchbridge junction A5/M6T/A460/A34 Cannock	Priority	£2.04m approx.	Highways Agency – Pinchpoint Fund/ developer contributions £175,000 S278 contribution from Norton Canes scheme	N/A- Funded	-	-	✓	Short/ Medium	HA study(JMP 2010) identified need for junction improvements at Churchbridge to improve the efficiency of the highway network. Submitted via LEPs for Highways Agency Pinchpoint Funding, Jan 2013. Scheme approved April 2013. Start of works June 2014. Completion November 2014

Infrastructure Type	Link Core Strategy objective (objective number)	Infrastructure committed	Principal Infrastructure required for the future	Level of Priority	Costs	Delivery agency / funding source(s)	Indicative Funding Gap	Developer Contributions			Timescale: short <5yrs, medium 5 to 10yrs, long: 10yrs + Phased: alongside schemes/ ongoing	Other comments
								S106	CIL	Developer to fund direct e.g. on site design /land/ provision/ maintenance (including S278s)		
A460 dualling- North of A5190	4		A460 Cannock Eastern Bypass - Eastern Way dualling north of Mill Green/A5190	Priority	£1.5m S106 £340k contributions - Mill Green planning permission requires developer to fund scheme prior to occupation.	Developer Contribution/ potential other external bids	£1.16m	✓	-	✓	Medium	Scheme would unlock the Mill Green employment 8ha site, Cannock, suitable for a quality business/enterprise development providing up to 1,000 jobs. Promoted via SS & GBS LEPs. Included as priority in GBS schemes.
	5		Further improvements to bus services, including local bus routes and strategic routes to the West Midlands conurbation. Improved connectivity along from Cannock along A5 to serve Kingswood Lakeside, Towers Business Park, and to i54 (South Staffs).	Priority	Currently unknown	Staffordshire County Council and West Midlands ITA Centro-support as resources permit. Bus operators and potential developer contributions	Unknown	✓	✓	-	Short/ Medium/ Phased	Delivery desirable as resources permit to maximise sustainable travel opportunities.
	5		Walking and cycling links and cycle parking as identified in the Local Transport Plan District Transport Strategy.	Priority	Full costs currently unknown. Costs of restoring former mineral railways to cycle/ walkways	Staffs CC, as resources permit and potential contributions from developers, Sustrans and British Waterways.	Unknown. At least £150,000 for mineral railway lines	✓	✓	✓	Phased	See cycle/pedestrian facilities below.

Infrastructure Type	Link Core Strategy objective (objective number)	Infrastructure committed	Principal Infrastructure required for the future	Level of Priority	Costs	Delivery agency / funding source(s)	Indicative Funding Gap	Developer Contributions			Timescale: short <5yrs, medium 5 to 10yrs, long: 10yrs + Phased: alongside schemes/ ongoing	Other comments
								S106	CIL	Developer to fund direct e.g. on site design /land/ provision/ maintenance (including S278s)		
					(as identified in Local Plan (Part 1) approx £150,000)							
<u>Rail – Passenger</u>												
Chase Line - Walsall-Cannock-Hednesford-Rugeley	4,5,8	Real time information, new shelters and CCTV on platforms, artwork.		Completed	DfT / NSIP (£1.7m) & DfT Access for All, (£400,000)	DfT, London Midland, SCC	N/A	-	-	-	Achieved	Provided late 2010 under National Station Improvement Scheme.
Walsall-Rugeley resignalling		Electric signals to replace manually controlled signals /signal boxes, to increase line capacity.		Completed	£79m	Network Rail	N/A-Funded	-	-	-	Short/ Current	Network Rail, Walsall-Rugeley resignalling. Completed August 2013.
Rugeley-Walsall line speed upgrade			Increased line speed from 45mph to 75/90mph to increase line capacity.	Priority	£5.4m	Network Rail NRDF/DfT	N/A-Funded	-	-	-	Short/ medium	Funding was confirmed in Gov't Spending Statement Nov 2011. Will assist case to reinstate a half-hourly service. NR failure to deliver by Dec 2013 and new business case work completed March 2014. Stakeholder lobbying of NR/ORR May 2014.
Walsall-Rugeley electrification			Route electrification 30 route miles.	Priority	£30m	Network Rail/ORR/ DfT	N/A-Funded	-	-	-	Medium	HLOS approval 16-7-12, CP5, 2014-19. Bridge reconstruction completed May 2015.

Infrastructure Type	Link Core Strategy objective (objective number)	Infrastructure committed	Principal Infrastructure required for the future	Level of Priority	Costs	Delivery agency / funding source(s)	Indicative Funding Gap	Developer Contributions			Timescale: short <5yrs, medium 5 to 10yrs, long: 10yrs + Phased: alongside schemes/ ongoing	Other comments
								S106	CIL	Developer to fund direct e.g. on site design /land/ provision/ maintenance (including S278s)		
			Booking offices at Cannock and Hednesford, longer platforms longer / more frequent trains, improved disabled access at Rugeley Town and Cannock.	Priority	TBC	Centro, Network Rail, SCC – LTP3 potential developer contributions	Unknown	-	✓	-	Medium	Electrification works 2016. Completion-Dec 2017
Rail - Freight												
Maersk / former Mid Cannock RDP site (Cannock)	5	New crossover installed by NR as part of Chase Line resignalling August 2013, £2.75m.	Proposed inter-modal road/rail interchange.	Priority	£6-£13.5m	Pentalver/ Maersk, Network Rail	N/A	-	-	-	Short/ Medium	Delivery desirable to deliver modal change and improvements to Bridgtown AQMA. Planning permission for terminal. NR GRIP2 feasibility study commissioned. GRIP3/4 to follow. Joint bid for GBSLEP funding. Identified as a priority scheme, no.11 out of 34.
Car Parking												
Town centre redevelopment proposals in Cannock, Hednesford, Rugeley and	1, 6, 7		Safe and accessible car parking. (Car parking provision to be determined by standards in Local Plan (Part 2) or	Priority	Unknown – dependent upon development scheme	Developers/ CCC. To be provided as part of development schemes.	Unknown	-	-	✓	Phased	The themes of reducing dependence on the car and promoting the provision of attractive and realistic alternatives, and, in particular, public

Infrastructure Type	Link Core Strategy objective (objective number)	Infrastructure committed	Principal Infrastructure required for the future	Level of Priority	Costs	Delivery agency / funding source(s)	Indicative Funding Gap	Developer Contributions			Timescale: short <5yrs, medium 5 to 10yrs, long: 10yrs + Phased: alongside schemes/ ongoing	Other comments
								S106	CIL	Developer to fund direct e.g. on site design /land/ provision/ maintenance (including S278s)		
village centre improvements in Norton Canes.			SPD).									transport, walking and cycling are priority objectives.
Rugeley Town Centre	1, 6,7		Replacement parking needed at Market Hall/Bus Station & Wellington Drive sites.	Priority	Unknown – dependent upon development scheme	Developer	Unknown	-	-	✓	Phased	Local parking standards.
Canals												
Trent and Mersey Canal	1,2,5,6,7,8	Existing commitments to improve parts of canal route-see entries below for Cycle and Pedestrian facilities and Rugeley Town Centre Improvements).	Improvements to towpaths, mooring facilities and access to towpaths, linked with cycling & pedestrian facilities. Improved signage to town centre needed, also canal side sanitary station.	Priority	Unknown-partly dependent on nature of development schemes	Canal & River Trust (ex B W), developer contribution, possible capital funding bid	Unknown	✓	✓	✓	Phased	Tesco S106 funding for canal tow path and access upgrade, improved signage to town centre, current May 2014
Hatherton Branch Canal	1,2,5,6,7,8		Restoration of the canal along a new alignment.	Priority	£44.1m + land acquisition costs	Lichfield and Hatherton Canals Restoration Trust, Canal & River Trust (ex-B W), Heritage Lottery.	£44.1m + land costs	-	✓	-	Medium/ Long	Delivery desirable to meet Core Strategy objectives of promoting tourism, leisure, economic regeneration, health wellbeing and green infrastructure. Water supply & boat turning movements still to be resolved. CCC agreed to sell disused section r/o Finning, A5., to LHCRT, March 2013.

Infrastructure Type	Link Core Strategy objective (objective number)	Infrastructure committed	Principal Infrastructure required for the future	Level of Priority	Costs	Delivery agency / funding source(s)	Indicative Funding Gap	Developer Contributions			Timescale: short <5yrs, medium 5 to 10yrs, long: 10yrs + Phased: alongside schemes/ ongoing	Other comments
								S106	CIL	Developer to fund direct e.g. on site design /land/ provision/ maintenance (including S278s)		
<u>Cycle / pedestrian facilities</u>												
	2,5,7	<p>Improvements to cycling / walking network linked to Heritage Lottery Funded Heritage Trail - opened in 2008 linking Cannock, Hednesford & Rugeley.</p> <p>Sustrans extension to Heritage Trail from Rugeley Road, Hednesford to Rawnsley to Wimblebury and Chasewater.</p>	<p>Better joining up of cycle and pedestrian routes, particularly linking housing to employment, town centres and community facilities, with cycle parking facilities in town centres. Likely to be a particular priority for Norton Canes and to link new housing at Brereton (Lichfield District) to Rugeley town centre.</p> <p>Opportunity for further enhancement of former mineral railway routes to create cycle/pedestrian links across District (also see SAC mitigation measures below)</p> <p>Opportunity to enhance 'quiet lanes' in south of District with priority for cyclists and local access.</p>	<p>Priority</p>	<p>Unknown-partly dependent on nature of development schemes. Costs of restoring former mineral railways to cycle/ walkways (as identified in Local Plan (Part 1)) approx £150,000.</p>	<p>Lichfield and Cannock Chase District and County Councils Sustrans, British Waterways/ to be provided as part of development schemes or developer contributions</p>	<p>Unknown. At least £150,000 for mineral railway lines</p>	✓	✓	✓	<p>Phased</p>	<p>See walking and cycling improvements required under 'sustainable transport' above</p> <p>Delivery desirable as resources permit to maximise sustainable travel opportunities. Mineral railways to be restored are Conduit Road to Albutts Road Mineral line, Norton Canes and Hednesford- Rawnsley mineral line, Hednesford. Both of these projects currently identified on CIL 123 list. See cycle/pedestrian facilities below.</p>
		<p>Rugeley Tesco to town centre and Towers</p>	<p>Improved cycle and pedestrian linkages along key corridor to</p>	<p>Priority</p>		<p>Cannock Chase Council,</p>		✓	-	-	<p>Short/ Medium</p>	

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		Business Park via Love Lane/T&M Canal	link town centre; Tesco; A51/McDonalds at Towers; and Rugeley Eastern Bypass		Unknown-full costs to be identified	Staffordshire County Council, developer contributions £395,500 secured from schemes to date	Unknown					Funding secured via S106 contributions from Tesco, McDonalds and Westbury Homes developments. Footpath/cycleway improvements from town centre to Tesco, T&M Canal and Towers Business Park in progress.
Energy												
<u>Transmission and distribution systems for gas</u>	3,4,8		None needed (at present)	N/A	N/A	N/A	N/A	-	-	-	N/A	National Grid advise that development proposals will not have a significant effect upon the gas and electricity transmission infrastructure.
<u>Transmission and distribution systems for electricity</u>	3,4,8		EON comment that the impact on the EHV network as a result of additional residential, employment and	Critical	Unknown-costs dependent upon specific schemes	EON/ developers	N/A	-	-	✓	Phased	EON have statutory ability to charge developers and customers to fund improvements required.

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			retail development would be +20 MW at Cannock Grid SS, 10 MW at Burntwood Grid SS and 13 MW at Rugeley Town Grid SS. Burntwood and Cannock have capacity to support the forecast increase in demand, but the connection of new loads will be subject to developer contributions.									
			Rugeley Grid Station may be constrained in terms of capacity to support the increase in demand. However, EON comment that this could be managed via distribution of demand across the network elsewhere in locality.	Critical	Costs to be identified	EON/ developers	N/A	-	-	✓	Short/ Phased	EON have statutory ability to charge developers and customers to fund improvements required.
<u>Renewable Energy</u>	8	Large scale renewable energy infrastructure: 1) Poplars Landfill Anaerobic Digestion Facility	Potential need for investment in strategic solutions in the District e.g. Combined Heat and Power/district heating	Priority	Unknown-costs dependent upon specific schemes	Private investment (commercial energy companies and non-energy developers as part of development	Unknown	-	✓	✓	Medium/ Long/ Phased	There may be funding gaps for future renewable and low carbon energy infrastructure projects that could be provided for via developer contributions to help achieve zero-carbon developments. Future guidance on the implementation of

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		The Local Plan evidence base highlights the potential for further renewable energy generation, but no other large scale schemes are formalised at present.				schemes). Potential national and local Government grants/ incentives or initiatives e.g. Renewable Heat Incentive; 'allowable solutions' funds.						'allowable solutions' for zero-carbon developments will affect this. As per Local Plan policies the Council should consider the appropriateness of obtaining funds towards this infrastructure via developer contributions as schemes develop, taking into account current position in relation to 'allowable solutions' funds.
Water and Drainage												
Water supply	3,4, 8	Water Resources Plan (South Staffs Water) for 25 year period updated every 5 years.	No major capacity issues or upgrade requirements identified by South Staffs Water overall. Minor upgrades for site specific developments may be required e.g. new off-site water mains infrastructure or upgrades to relevant booster stations particularly around Cannock/Norton Canes - See Water Cycle Study (2010) Abstraction issues may impact upon any new agricultural or commercial schemes	Critical	Unknown-costs dependent upon specific schemes	South Staffordshire Water/ Developers	N/A	-	-	✓	Phased	Early consultation between developers and South Staffs Water required to account for upgrades on specific sites and any implications in terms of abstraction restrictions (the latter particularly applies to new large scale agriculture and commercial schemes). All developments should incorporate water efficiency measures to ensure overall demand does not outstrip supply. Water companies have statutory ability to charge developers and customers to fund improvements required.

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			requiring large volumes of water.									
<u>Waste water</u>	3,4, 8		No major capacity issues or upgrade requirements identified by Severn Trent for Rugeley, Burntwood or Goscote sewage treatment plants. Cannock sewage treatment plant may require some upgrades/expansion to accommodate growth but this is not considered a barrier to development. Possible local issues on network capacity with developments needing to consider upgrades to mains and/or pumping stations, particularly in Cannock area- See Water Cycle Study (2010).	Critical	Unknown-costs dependent upon specific schemes	Severn Trent/ Developers	N/A	-	-	✓	Phased	Early consultation between developers and Severn Trent required to account for upgrades on specific sites. Additional hydraulic analysis by Severn Trent is required on specific sites once capacities are confirmed. All sites will require individual review by Severn Trent as part of the planning application process. Upgrade requirements may create delays in the short term. Water companies have statutory ability to charge developers and customers to fund improvements required.
<u>Drainage (waste drainage infrastructure already considered above. See also flood</u>	3,4,8		Environment Agency advises that mine water is a risk in parts of the District and additional treatment schemes may be required to prevent pollution.	Critical	Unknown-costs dependent upon specific development schemes and further investigation	Coal Authority/ Environment Agency/ Developers	Unknown	✓	✓	✓	Phased	Rising water implications for contaminated land. Location of cemeteries – affected by water table levels / contamination risk to controlled waters. (Environment Agency comments)

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<u>prevention below)</u>			The Coal Authority have progressed a scheme for the former Cannock Wood colliery.									
<u>Flood prevention</u>	3,4,8		<p>Specific catchment-wide requirements (e.g. Sustainable Drainage Systems - SUDS) are detailed in the Strategic Flood Risk Assessment and Surface Water Management Plan. Consideration given to de-culverting watercourses, particularly in Rugeley Town Centre</p> <p>Formal flood alleviation scheme to be provided as per the Rugeley Level 2 Strategic Flood Risk Assessment (SFRA)</p>	<p>Critical</p> <p>Note: Rugeley scheme is critical to delivery of a development site in the AAP, not the Local Plan overall</p>	<p>Costs of SUDS and de-culverting unknown- largely dependent upon specific development schemes.</p> <p>Costs of Rugeley town centre flood alleviation scheme are estimated to be £1.5m. Feasibility study due to commence shortly to refine overall nature and costs of scheme.</p>	<p>Provided as part of development schemes and developer contributions where required. Potential Environment Agency and other public sector funds towards any strategic projects required in future (including approx 50% match funding towards Rugeley scheme from Environment Agency).</p>	<p>Unknown.</p> <p>Rugeley town centre scheme - £750,000-£1.5m gap.</p>	<p>✓</p> <p>-</p>	<p>✓</p> <p>✓</p>	<p>✓</p> <p>-</p>	<p>Phased</p> <p>Short-medium</p>	<p>Developers will be required to carry out Flood Risk Assessments where appropriate to identify site-specific needs.</p> <p>The Surface Water Management Plan highlights the potential role of the canals in helping to manage surface water flood risk, which should be considered further as part of the proposed Hatherton Canal restoration.</p> <p>Funding options via the LEPs of which the District is a member for the Rugeley town centre flood alleviation scheme are currently being explored. These could provide up front investment to fund scheme but may still require CIL funds to payback loans e.g. from the Growing Places funding stream.</p>

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Waste												
<u>Strategic Collection / Disposal</u>	3,4,8		Staffordshire County Council Waste Core Strategy identifies a need for further capacity via new facilities to achieve waste management targets but sets no specific allocated sites for these. It also sets out existing facilities across the County which are to be safeguarded as part of the waste management infrastructure. This includes a number of sites within the District.	Priority	Unknown	Staffordshire County Council/ Commercial operators	N/A	-	-	-	Phased	A number of existing waste management sites across the District are safeguarded via the proposed County Waste Core Strategy. Biffa Waste has proposed an Energy from Waste (EFW) incinerator, and a Materials Recovery Facility (MRF) at Kingswood Lakeside, however it is now understood this project is no longer being progressed. An Anaerobic Digestion (AD) plant at the Poplars Landfill Site, Cannock is now operational following planning consent in 2010. Developments should incorporate appropriate waste management facilities for individual schemes to support strategic management of waste e.g. appropriate bin storage and on-site recycling facilities (where appropriate).
ITC												
<u>Telecommunications</u>	4		N/A	N/A	N/A	N/A	N/A	-	-	-	N/A	Mobile Operators Association does not raise any specific infrastructure issues.

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Broadband	4, 8	Cannock, Hednesford and Heath Hayes telephone exchanges have been upgraded to FTTC for superfast broadband access and are accepting customer orders for download speeds up to 40Mbits per second and upload speeds of 15MB/S. FTTC (Fibre to the Cabinet) involves laying fibre over the copper infrastructure running from the telephone exchange to the (green) cabinet boxes in the street. This allows more information to be transferred in a smaller space of time.	Since Spring 2012 work has been ongoing to increase speeds with up to 80MB/S download and 20MB/S upload speeds.	Priority	Already programmed	BT Openreach in collaboration with the Government's Digital Britain scheme (BDUK), Local Authorities and Internet providers. BDUK has allocated Staffordshire / Stoke on Trent LA's with £7,440,000 of state aid to fund the rollout of quality broadband to 178,158 properties in 'white areas' (areas of poor connectivity) where it is not viable for private internet providers to	N/A	-	-	-	Phased 2/3rds of customers will have access to superfast broadband by 2014. The Government's Digital Britain target is for nationwide access to a minimum speed of 2MB/S and a minimum of 24MB/S available to 90% of premises by 2015.	The Government is funding trials of alternative technologies to enable access for more rural areas. For example Broadband Enabling Technology will enable 1.7 million extra households to receive speeds up to either 1 or 2MB/S using existing copper lines at a smaller cost.

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			Rugeley telephone exchange is forecast to be upgraded by June 2014. The plans are updated every 3 months based on population density, demand, existing infrastructure, installation costs, and predicted profits. Customers can register an interest in receiving superfast broadband to influence the likely demand.	Priority	Unknown	<p>fund the installation.' In addition SCC is providing £7.44 million and BT £12.47 million to this scheme.</p> <p>Where a scheme is not currently viable and an alternative public subsidy is available, a business case can be discussed for a shared funding scheme through an open tender.</p> <p>Staffordshire and Stoke have awarded BT the contract to provide 97% coverage to Staffordshire by Spring</p>						

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						2016 under the Superfast Staffordshire partnership.						
Public Realm												
Footways	2, 4, 5, 7		CENTRO supports the need for a direct pedestrian link between Rugeley town centre and the Town railway station	Priority	Unknown-costs to be identified	Cannock Chase Council and developer partners	Unknown	-	✓	✓	Phased	Delivery desirable to reinforce other initiatives.
			Pedestrian routes will be needed to link new housing with employment, town centres and other areas such as local facilities and open space / recreation (see also 'cycling/pedestrian facilities' above). This includes the need for cross boundary working e.g. linking Norton Canes to Chasewater. New housing in Lichfield District which borders Cannock Chase District should be linked to facilities in Rugeley and Brereton .	Priority	Unknown-partly dependent on nature of development schemes	Cannock Chase Council and developer partners	Unknown	✓	✓	✓	Phased	Delivery desirable to reinforce other initiatives

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<u>Town centre Improvements</u>	1, 4, 6, 7	Environmental improvements being undertaken to town centres, including provision of new bins and seating.	Location and design of street furniture (public seating etc) highlighted by a forum of community organisations. Upgrade within town centre schemes at Cannock, Rugeley and Hednesford and village centre improvements at Norton Canes . Enhancement works recommended in Conservation Area Management Plans.	Priority	Unknown- partly dependent on nature of development schemes	Cannock Chase Council with developer partners. Staffs Police, Cannock Chase council, developer contributions (providing these lead to long term sustainable improvements)	Unknown	✓	✓	✓	Phased	More relevant to development brief stage. Staffs Police, in partnership with the County Council, are working to integrate the 'Crowded Places' agenda in town centre redevelopment: specific infrastructure needs need to be negotiated at development brief stage.
<u>Rugeley Town centre improvements</u>	1, 4, 6, 7		Paving – opportunities taken to renew, relay and improve the paving throughout the town centre using sustainable, high quality, durable materials.	Priority	Unknown- to be costed	Cannock Chase Council with developer partners. SCC/LTP3	Unknown	✓	✓	✓	Phased	Delivery desirable to reinforce other initiatives
			Street furniture – opportunities taken to replace and refurbish existing street furniture together with removal of 'clutter'.	Priority	Unknown- to be costed	Cannock Chase Council with developer partners.	Unknown	✓	✓	✓	Phased	Delivery desirable to reinforce other initiatives
			Environmental improvements in key locations including:	Priority	Unknown- to be costed	Cannock Chase Council with	Unknown	✓	✓	✓	Phased	Delivery desirable to reinforce other initiatives

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			paving, signage, seating and soft landscaping along improved pedestrian/cycle links to town centre (Policy RTC10).			developer partners.						
			New planting to car park frontages to Forge Road, enhancement of car park frontage to Market Street, enhancement of open section of Rising Brook beside boardwalk.	Priority	Unknown- to be costed	Cannock Chase Council with developer partners.	Unknown	✓	✓	✓	Phased	Delivery desirable to reinforce other initiatives
			Continue programme of tree replacement and planting, update design of Market Square, enhance entrance to Park on Elmore Lane, improve small areas of poor 'left over' private open space around edge of town centre	Priority	Unknown- to be costed	Cannock Chase Council with developer partners.	Unknown	✓	✓	✓	Phased	Delivery desirable to reinforce other initiatives
			Town centre/Tesco linkage enhancements	Priority	£256,000	Cannock Chase Council and SCC with developer partners.	Funded- N/A	✓	-	-	Short	Funding secured via S106 contributions from Tesco. Forms part of wider scheme to include footway/cycleway improvements from town centre to Tesco, T&M

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			Miner's Memorial	Priority	£68,000	Cannock Chase Council	Funded-N/A	-	-	-	Short	Canal and Towers Business Park. In progress May 14.
<u>Public Realm Enhancement - Other</u>	1,4		Environmental enhancement of older employment areas and along the A5 corridor, plus street furniture/landscape enhancements of small shopping parades.	Priority	Unknown-partly dependent on nature of development schemes	Developers, Public funding sources	Unknown	✓	✓	✓	Phased	Delivery desirable to reinforce other initiatives and to accord with the NPPF.
GREEN and HISTORIC INFRASTRUCTURE												
Open Space												
<u>Parks</u>	1,2,7	Cannock Park enhancements (footpaths, access arrangements, fencing) recently completed (2011/12)	Further enhancement works likely to be required to maintain Green Flag Award including new path provision and improved play provision	Priority	Unknown-further costs for future schemes to be identified	Cannock Chase Council capital programme, future grants and developer contributions	Unknown	✓	✓	-	Short/ Medium	
			Refurbishment to pitches and ancillary facilities	Priority	£160,000		£160,000	-	✓	-	Short/ Medium	Items identified on CIL 123 list
		Heath Hayes Park refurbishments	Refurbishments, including to pitches and tennis courts (drainage, car park	Priority	£1.29m	Cannock Chase Council capital	£1.29m	-	✓	-	Short/ medium	Items identified on CIL 123 list

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			provision and improved changing facilities)			programme and developer contributions						
		Hednesford Park upgrades and masterplan	Need for improvements and redesign linked to Hednesford Town Centre regeneration proposals	Priority	£2.5million – may be further costs for ongoing works beyond current masterplan	Cannock Chase Council capital programme, developer contributions and Lottery Funding	Unknown	✓	✓	-	Short/ Medium	Council's recent successful bid to Lottery fund for wider improvements to Hednesford Park as part of masterplan. Current scheme is fully funded-future developer contributions may be needed to support longer term additional works and maintenance (see entry below). Pitch improvements currently unfunded and identified on CIL 123 list.
			Improvements to playing pitch provision	Priority	£200,000		£200,000	-	✓	-	Short/ Medium	
		Elmore Park, Rugeley enhancements	Dredging of lake and stabilisation of banks	Priority	£500,000	Cannock Chase Council capital programme, future grants and developer contributions	£500,000	-	✓	-	Short/ Medium	Works would support implementation of Rugeley town centre Flood Alleviation Scheme as well as enhancing park facilities. Item identified on CIL 123 list.
	2, 7	Cannock Chase Council now has 4 Green Flag Awards and Management Plans are in	Continued investment in Green Flag Award bids to help maintain/achieve PPG17 assessment targets- ensuring	Priority	Unknown-costs to be identified	Cannock Chase Council, with partners	Unknown	✓	✓	-	Phased	

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		place to guide investment	access to 'good' quality parks as a minimum and increasing quantity provision where appropriate.									
<u>Allotments</u>	2,7		Additional investment/provision required to achieve PPG17 assessment targets of 0.065ha per 1,000 population and 'good' quality as a minimum. Provision to be increased District-wide but particularly in Norton Canes and Rugeley/Brereton and northern Cannock .	Priority	Unknown-costs to be identified, partly dependent upon nature of development schemes	Cannock Chase Council/ to be provided as part of development schemes or developer contributions Potential expansion of community-led schemes via external grants	Unknown	✓	✓	✓	Medium/ Long	Sites at Red Lion Lane, Norton Canes and West of Pye Green Road to provide on-site allotments as part of planning obligations.
<u>Area management</u> e.g. AONB, Country Parks	1,2,7		Supporting the AONB Management Plan, principally promotion of sustainable tourism measures and appropriate developments in and around the AONB to ensure its qualities are preserved and enhanced.	Priority	Unknown-costs to be identified via AONB Plan. Work currently underway to identify specific projects and costs.	Existing District and County Council and AONB budgets for management of open spaces/to be provided via development schemes or developer contributions	Unknown	✓	✓	✓	Phased	AONB unit, Cannock Chase Council Parks and Open Spaces, Countryside services, Staffordshire County Council Environment and Countryside Service all to work in partnership. Developments can contribute to objectives by sensitive design of new schemes, particularly within and at the edges of the AONB.

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<u>Semi-natural sites/forestry</u>	2, 7, 8	Monies for management of key sites (see biodiversity section below) and other semi-natural green spaces District-wide	Continued investment/ management of existing sites (e.g. Local Nature Reserves). Additional investment/provision required to achieve PPG17 assessment targets of 6.2ha per 1,000 population and 'good' quality as a minimum.	Priority	Unknown-costs to be identified, partly dependent upon nature of development schemes.	Cannock Chase Council/to be provided as part of development schemes or developer contributions Possible external funds/grants from Natural England Environmental Stewardship Fund	Unknown	✓	✓	✓	Phased	
<u>Biodiversity.</u>	2,7		Management and enhancement works for habitats at Mill Green/Hawks Green Nature Reserve/Pye Green Valley Spinney (Cannock/Hednesford)	Priority	Unknown-costs to be identified	Natural England Environmental Stewardship continued funding. Existing District and County Council budgets for management / to be provided as part of development schemes or developer contributions	Unknown	✓	✓	✓	Medium	Funds for putting management plans in place, Local Nature Reserve designations, enhancement works to habitats and access arrangements

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		Connecting Cannock Chase undertaking forest clearance and heathland planting works in 2012/13	Former Regional Biodiversity Enhancement Area Action Plan Draft (2009) sets out recommendations for enhancement works for cross-boundary restoration area (Cannock Chase-Sutton Park). Whilst this initiative is no longer regional policy some of the recommendations will still be relevant for identifying additional green infrastructure provision to support improvements at a strategic level to compliment the Cannock Chase SAC mitigation measures (below). Being taken forward via new Connecting Cannock Chase Partnership and Project.	Priority	Unknown-costs to be identified	Natural England Environmental Stewardship continued funding. Existing District, County Council and AONB budgets for management /to be provided as part of development schemes/ developer contributions /Forestry Commission.	Unknown	✓	✓	✓	Medium /Long	
			Opportunity for creation and enhancement of priority habitats in accord with LBOM and LBAP	Priority	Unknown-costs to be identified	Natural England Environmental Stewardship continued funding.	Unknown	✓	✓	✓	Medium/ Long	Delivery desirable to reinforce other initiatives

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		Provision of SANGS/recreation space at major development sites within the District secured as part of planning consents- 21ha at land West of Pye Green Road and 8ha at land off Norton Hall Lane.	Appropriate Assessment for Cannock Chase SAC sets out potential adverse impacts of increased recreational pressures and air pollution. Visitor Impact Mitigation Strategy to address potential impacts is under development in association with Natural England and other partners. Likely to include traffic/access management and habitat management measures.	Critical	Approx £2m (across the SAC partnership area)	Existing District, County Council and AONB budgets for management / to be provided as part of development schemes or developer contributions (including High Level Stewardship funding)	Approx £2m (across the SAC partnership area)	✓	✓	✓	Phased	Schemes may also be required to provide on-site mitigation measures e.g. semi-natural spaces to serve the development (on larger sites). Existing mitigation measures already undertaken in consultation with Natural England i.e. provision of SANGS at major sites. Currently unfunded mitigation measures identified on CIL 123 list.
Rivers												
<u>River corridors and catchments (see also entries under water supply, waste water and flood prevention)</u>	2,7,8		Enhancement of the River Trent corridor and catchment for landscape, biodiversity and flood management benefits (and economic value e.g. tourism opportunities)	Priority	Unknown	The 'On Trent' Initiative promotes action along the length of the River Trent and is supported by the DEFRA Environmental Action Fund	Unknown	✓	✓	✓	Phased	Infrastructure needs identified under 'Flood Prevention' will also support this initiative.'

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Historic Landscapes												
<u>Historic sites and buildings</u>	1, 4, 6, 7		Investment in areas 'at risk' or 'sensitive' and works recommended by the Landscape Character/Historic Environment Assessments/ Conservation Area Management Plans (see also infrastructure requirements for canals and the public realm above) The Council will develop and promote a Rugeley Town Centre improvement scheme to help revitalise the urban fabric of the town centre, supporting appropriate projects which regenerate the historic core and actively promote the urban design principles of AAP.	Priority Priority	Unknown-costs to be identified, partly dependent on nature of development schemes £400,000 public sector to date	Cannock Chase Council/ to be provided as part of development schemes or developer contributions Match funding from English Heritage (Partnership Schemes in Conservation Areas) to Cannock Chase Council and Staffordshire County Council funds. (CCDC funds include Tesco S106 Developer Contribution)	Unknown None at present-but potential gap in relation to future extension of scheme-TBC	✓ ✓	✓ ✓	✓ ✓	Phased Short/ phased	Rugeley has one Conservation Area identified as being 'at risk' – Talbot St/Lichfield St (one further Conservation Area – Rugeley Town Centre - recently removed from 'at risk' Register following PSICA partnership scheme progress – see below). Delivery desirable to reinforce other initiatives. Rugeley Town Centre PSICA partnership in progress with English Heritage - 2011-14 to grant aid owners of historic commercial building for repair costs. Funding phase 2011-14 over 3 years complete, scheme now in delivery phase to 2016. Potential for extension of Scheme with CCDC/SCC/GBSLEP/ other funding. Bids for funding currently with GBSLEP/SSLEP.

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SOCIAL AND COMMUNITY INFRASTRUCTURE												
Education												
<u>Nursery and pre school</u>	1,2,3,4		Any new schools required as a result of new housing development will have nursery / pre school provision.	Priority	Unknown-costs to be identified by County Council. Planning Obligations Policy cost of providing nursery school place = £11,031	County Council, DfE, Developer contributions	Unknown	✓	✓	✓	Phased	All schools in the District are Extended schools and as such have nursery / pre school provision.
<u>Primary</u>	1,2,3,4		In general terms, housing development over 1000 new dwellings within a school catchment will be the trigger for a new primary school. Depending on the development location some extensions to schools will be needed. County Council have identified a number of projects required to address the needs of developments over the plan period.	Priority	Approx £7.6m	County Council, DfE, Developer contributions	Approx £4.4m	✓	✓	✓	Phased	A number of existing planning consents for the plan period already have S106 agreements in place to address infrastructure needs for education provision, including the potential provision of a new primary school at land west of Pye Green Road and contributions towards primary school provision at Norton Canes. A number of primary education projects are identified on the CIL 123 list.
<u>Secondary</u>	1,2,3,4	Merger of Hagley and Fair Oak schools incorporating 6 th form	Depending on the development location some extensions to schools may be needed.	Priority	Unknown-costs to be identified by County Council.	County Council and other possible sources of	Unknown	✓	✓	-	Phased	A number of existing planning consents for the plan period already have S106 agreements in place to address infrastructure

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		provision, but on existing sites.			Planning Obligations Policy cost of providing secondary school place = £16,622	funding via Academy status of schools, DfE, Developer contributions						needs for education provision. Generally, the County Council do not currently envisage any significant further needs for secondary school provision over the plan period.
<u>Further Education</u>	1,2,3,4	Merger of Cannock, Lichfield and Tamworth colleges: new facilities proposed, forms part of the emerging redevelopment strategy for Cannock. Cannock South Staffs college campus has been recently upgraded.	None further identified at present	Priority	£6million to upgrade Cannock Campus	South Staffordshire College, Skills Funding Agency	N/A	-	-	-	Short/ Phased	
<u>Higher Education</u>	1,2,3,4		Staffordshire University: a physical presence in the District is desirable linked to the need to raise skills and aspirations. Possible links to South Staffordshire College campus.	Priority	Unknown- no firm proposals at present	Staffs University and partners	Unknown	-	-	-	Medium/ Long	There are a number of Higher Education establishments accessible from the District e.g. Wolverhampton, Birmingham and Staffordshire universities. There is a corporate / partnership aspiration to see a physical presence by Staffs University in the District but discussions are at an early stage.

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Employment												
<u>Training / skills links</u>	4		New employment locations to be linked to training / skills facilities: Enterprise Centre is an option as well as close infrastructural working links with South Staffordshire College which would enable college-based or bespoke employer-based training to provide for skills needs	Priority	Unknown	LSP – LEP partnerships. Possible developer contributions from specific schemes with match public bodies funding	Unknown	✓	-	-	Phased	
<u>Voluntary sector</u>	2,4	Volunteer centre currently operates out of the CVS buildings in Chadsmoor	Town centre presence required (e.g. shop unit) to promote volunteering: Cannock a priority	Priority	Unknown- no firm proposals at present	Volunteer Bureau	N/A	-	-	-	Short	No funds – external funding would need to be sought – external bid
Children's services/ specialised services												
<u>Children's centres, special needs and disability</u>	2		None identified (at present)	N/A	N/A	N/A	N/A	-	-	-	-	Continue to engage with service providers
Health/ well being												
<u>Hospitals</u>	2		None identified (at present)	N/A	N/A	N/A	N/A	-	-	-	-	Regional / sub regional issue. Determined by overall population growth in the area rather than on a district by district basis. No district-level infrastructure needs

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												identified at present. Continue to engage with service provider in relation to estates strategy in particular.
<u>Health centres / GP surgeries</u>	2		None identified (at present)	N/A	N/A	N/A	N/A	-	-	-	-	Clinical Commissioning Group currently advises of no needs in relation to health centre/GP surgeries. Number of recent planning applications submitted for improved GP facilities following decision not to continue with Cannock Health Centre proposal e.g. Red Lion Health Centre, Hednesford Road, Cannock (permission for redevelopment in 2012). A number of GPs have also taken up accommodation at Cannock Hospital. Continue to engage with service provider
Community Services												
Libraries	2	New library constructed in Norton Canes – Opened 28.09.09.	No current further major upgrade needs identified at present but ongoing enhancements to existing facilities may need to be supported. County Council currently consulting on library	Priority	Unknown	Staffordshire County Council, external bids, developer contributions	Unknown	✓	✓	-	Phased	

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			services strategy- results of process may inform future specific infrastructure requirements.									
<u>Community centres</u>	2	Hednesford town centre regeneration provided new community facilities (completed 2013) Pye Green Community Centre recently redeveloped	Improvements to village halls and community centres over plan period. Building Schools for the Future programme in Rugeley previously proposed potential new youth provision to serve area.	Priority	Unknown	Staffordshire County Council and Cannock Chase Council, with partners e.g. parish councils, developers	Unknown	✓	✓	✓	Phased	Staffordshire County Council has a scheme of capital grants to village halls. Mapping shows adequate provision of village halls / community facilities (quality etc not part of survey), with possible need for additional facilities for land east of Wimblebury Road (Heath Hayes).
<u>Citizens Advice</u>	2,4	CAB currently operates out of separate office space of 580m ² in Cannock and Rugeley	Move to hub and spoke arrangement proposed. Hednesford preferred as central location for hub. Accommodation to house 80 people.	Priority	Funding not to exceed current levels	Citizens Advice Bureau	N/A	-	-	-	Medium	'Spokes' can be located (for example) in existing shopping areas, Health Centres/Hospital, Libraries, Colleges of Education, recreation buildings and other Council Premises.
<u>Social Services / over 50's support</u>	2		Reconfiguration of existing delivery of social and health care facilities to integrate services and provide additional intermediate/extra care and community services is ongoing. Redevelopment of	Priority	Unknown	Staffs County Council Social Care and Health	N/A	-	-	-	Short/ Medium	

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			Langbourn site, Cannock is underway and County Council considering scheme for north of District to meeting Rugeley's needs.									
<u>Police</u>	1,2,6		No strategic infrastructure needs identified at present. Staffordshire Police advise in response to Local Plan consultations that developer contributions may be needed over plan period (subject to ongoing evaluations of services by the Police).	Priority	Unknown	Staffordshire Police, Developers	Unknown	✓	✓	-	Phased	Hednesford town no longer has a police station since recent closure. As part of ongoing estates strategy, Police looking for opportunities for shared accommodation e.g. Norton Canes police post in parish council offices.
<u>Ambulance</u>	2		None needed (at present)	-	-	-	-	-	-	-	-	Continue to engage with service provider
<u>Fire</u>	1,2	Rebuilding Cannock and Rugeley fire stations as a Community Stations	No further strategic needs identified (at present)	Priority	Costs to be met by PFI initiatives	Part of a £46m PFI (1) initiative covering the whole of Staffordshire relating to Cannock. Part of a £50m PFI (2) initiative	N/A	-	-	-	Short	Cannock station completed. Rugeley station is under construction.

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						covering the whole of Staffordshire relating to Rugeley.						
<u>Cemeteries / crematoria</u>	2	Extension to Stile Cop Cemetery underway (£300,000 costs approx)	New cemetery/burial space provision needed for south of the District (Cannock). Estimated that a site should be a minimum size of 8 hectares to operate over an 80-85 year period. Bereavement Services Plan 2009-2019 sets out priority actions for management/ investment.	Priority	£1m approx	Cannock Chase Council capital programme/ developer contributions	£1m approx	-	✓	-	Medium/ Long	Council budget sets aside further funds for ensuring additional cemetery provision but precise costs to be confirmed following further feasibility work. Item identified on CIL 123 list.
Culture												
Museums / galleries / theatres (non commercial)	1,2,4,6	Museum of Cannock Chase has recently had lottery grant for improvements – now completed.	Enhancement of existing facilities, particularly in Rugeley , such as upgrading of Rose Theatre or Lea Hall welfare Centre.	Priority	Unknown	Heritage Lottery, Cannock Chase Council., developer contributions	Unknown	✓	✓	✓	Medium/ Long	The Rugeley AAP identifies that an improved approach, including access and car parking to the Rugeley Rose Theatre should be provided as part of the redevelopment of the Former Aelfgar Centre.
<u>Cinema</u>	6	Cannock cinema recently re-opened (2011)	Provision of new facilities, e.g. cinema, bowling alley at Rugeley .	Priority	Unknown	Private Developers/ commercial operators	Unknown	-	-	-	Medium/ Long	

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<u>Youth drop in centre</u>	2		Youth drop in centre.	Priority	Unknown- to be costed	SCC/CCC/ Staffs Police/ Developer contributions	N/A	✓	✓	-	Medium/ Long	A Youth Drop In Facility has been provided in CCC's former Taylor's Lane Squash Courts. On redevelopment of Aelfgar site RTC4, an alternative site will be required
Leisure												
Indoor Sports and Leisure overall	1,2,6		<p>Sports Halls – Increase provision by 2019 by 4 courts at existing locations.</p> <p>Health & Fitness – Increase number of fitness stations by a minimum of 80 to achieve national average provision.</p> <p>Indoor Bowls – Ensure achievement of local standard of 0.02 rinks per 1000 population in line with West Midlands level (existing level of provision) Improve quality of existing facility, where possible.</p> <p>Indoor Tennis – Ensure achievement of local standard that all residents should</p>	Priority	<p>£956,920</p> <p>N/A</p> <p>Unknown</p> <p>Unknown</p>	<p>Cannock Chase Council and delivery partners e.g. Sport England, County Council, local community organisation s/to be provided as part of development schemes or developer contributions (£837,500 from S106 for Norton Canes schemes- see notes)</p>	<p>£119,500 (but see notes re. former Blake Academy)</p> <p>N/A</p> <p>Unknown</p> <p>Unknown</p>	<p>✓</p> <p>-</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>-</p> <p>✓</p> <p>✓</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>Short/ Medium/ Phased</p>	<p>Upgrades to Cannock and Rugeley leisure centres are contributing to some of these targets in the short term, particularly in meeting increase in fitness station needs.</p> <p>Upgrade to former Blake Academy facilities contributes towards increased sports hall (2 badminton courts) and dance hall provision. Community agreements to be secured to ensure provision meets District needs.</p> <p>Upgrade to Aquaris ballroom in Hednesford also contributes to improved dance provision.</p> <p>Section 106 funds from sites at Norton Hall Lane and Red Lion Lane towards sport and recreation to assist in meeting these targets for</p>

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			live within 30 minute drive time of indoor tennis facility (to be provided by marking out sports halls). Dance – Provide minimum of one high quality floor. Potential future requirements to be established by further assessments of suitability of venues.		N/A		N/A	-	-	-		Norton Canes catchment (NB not all committed for indoor facilities).
<u>Swimming pools</u>	1,2,6	Rugeley has a new swimming pool which opened in 2008. Re-modelled Cannock Chase Leisure Centre pool to create 25m pool + 13m x 7m variable depth pool, opened 2013.	Swimming Pools – maintain existing water space within the District and monitor levels of imported demand to determine future needs.	Priority	Upgrade part of £6m refurbish of Chase Leisure Centre	Cannock Chase Council and Sport England	N/A	-	-	-	Short	The now extended and improved provision is currently deemed sufficient for the plan period.
<u>Sports pitches and courts</u>	1,2,7		Playing pitches – increase supply of junior and mini soccer pitches across the three catchment areas of Cannock/	Priority	See entries above for Cannock, Heath Hayes and Hednesford Parks (total	Cannock Chase Council and partner's e.g. Sport England, County	£2m (for pitches outside Cannock Stadium) £1.9m	✓	✓	✓	Short/ Medium/ Phased	See above entries in Cannock, Heath Hayes and Hednesford Parks for pitch improvements. In addition, pitch improvements at Norton Canes Community Centre,

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		Full sized artificial turf pitch at Cardinal Griffin School (Cannock) completed 2012.	<p>Hednesford/Heath Hayes, Rugeley/ Brereton and Norton. Improve quality of Council pitches and changing facilities to "Good". Agree policy with County Council and school governing bodies on community use of pitches on school sites.</p> <p>Synthetic turf pitches – Establish two new full size pitches in the District – one in Cannock one in Rugeley. Consider the feasibility of establishing a 3rd.</p> <p>Bowls –Ensure local standard of 0.159 bowling greens per 1000 population is achieved (existing level of provision). Focus on maintaining quality.</p> <p>Tennis – Ensure local standard that all residents should live within a 1 mile radius of an outdoor tennis court is achieved (6 new courts required).</p>		<p>£1.56m) £444,000 for pitch improvement elsewhere in District (see notes)</p> <p>£4.98m for sports hub facilities at Cannock Stadium site</p> <p>£400,000 for extension of ATP at Rugeley. see Cannock Stadium costs for providing 3rd</p> <p>Unknown</p> <p>£488,640</p>	<p>Council, schools and developers via proposals as part of scheme or developer contributions</p>	<p>(for currently unfunded elements of Cannock Stadium scheme)</p> <p>Unknown</p> <p>£488,640</p>				<p>Laburnum Avenue and Old Fallow Road, Cannock and Green Lane, Rugeley to be undertaken. Provision of a community sport hub at the former Cannock Stadium will also meet some of these needs in the medium/long term. Items on CIL 123 list.</p> <p>Section 106 funds from sites at land West of Pye Green Road and Pye Green Valley contribute to meeting these targets in Cannock catchment. Possible use of funds from S106 funds from Norton Hall Lane and Red Lion Lane to assist in meeting targets for Norton Canes catchment.</p> <p>Existing half-sized ATP at Rugeley Leisure Centre to be extended to cater for full-sized pitch to meet demand in this catchment. Item identified on CIL 123 list.</p>	

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<u>Children's play areas</u>	1,2,7	Committed schemes for play area developments/ improvements at Bevan Lee, Swallow Close, Arthur Street, Laburnum Avenue, North End Park (Cannock/ Rugeley)	Ongoing improvements / new play areas linked to achieve PPG17 assessment targets of increased play space provision (0.045ha per 1,000 population and 'good' quality as a minimum). Increase quantity and quality across District but particularly in northern/central Cannock, Heath Hayes and Brereton.	Priority	Unknown-costs to be identified, partly dependent upon nature of development schemes Costs for Avon Road, Cannock play area £100,000	Cannock Chase Council/ to be provided as part of development schemes or developer contributions	Unknown- at least £100,000 for Avon Road project	✓	✓	✓	Short/ Medium/ Phased	A number of existing planning consents for the plan period already have S106 agreements in place to address infrastructure needs for children's play area provision. Project to install new play area at Avon Road, Cannock identified on CIL 123 list. Draft Developer Contributions SPD identifies indicative costs for individual schemes.
<u>Amenity space/other open space</u>	1,2,7	Range of maintenance programmes for existing open spaces District-wide.	Ongoing improvements / new amenity spaces linked to achieve PPG17 assessment targets (0.68ha per 1,000 population and 'good' quality as a minimum). Increase quantity and quality across District but particularly in northern Cannock, Heath Hayes, northern Rugeley and eastern Norton Canes.	Priority	Unknown-costs to be identified, partly dependent upon nature of development schemes	Cannock Chase Council/ to be provided as part of development schemes or developer contributions	Unknown	✓	✓	✓	Short/ Medium/ Phased	A number of existing planning consents for the plan period already have S106 agreements in place to address infrastructure needs for open space provision. Draft Developer Contributions SPD identifies indicative costs for individual schemes.

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