

Cannock Wood Parish Council

Neighbourhood Plan

Basic Conditions Statement

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## CONTENTS

Page No.	Section
3	1 INTRODUCTION
4	2 BACKGROUND
5	3 THE PROPOSAL
6	4 THE BASIC CONDITION STATEMENT
6	4.1 BASIC CONDITION 1 - HAVING REGARD TO NATIONAL POLICY
6	4.2 BASIC CONDITION 2 - CONTRIBUTION TO SUSTAINABLE DEVELOPMENT
8	4.3 BASIC CONDITION 3 - BE IN CONFORMITY WITH STRATEGIC LOCAL POLICIES
9	Table 1 - DETAIL OF HOW CANNOCK WOOD NEIGHBOURHOOD PLAN IS IN GENERAL CONFORMITY WITH LOCAL STRATEGIC POLICY AND NATIONAL POLICY AND CONTRIBUTES TO ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT
46	4.4 BASIC CONDITION 4 - BE COMPATIBLE WITH EU OBLIGATIONS
46	4.5 BASIC CONDITION 5 - COMPLIANCE WITH PRESCRIBED MATTERS
47	APPENDIX 1 – AREA DESIGNATION
48	APPENDIX 2 - CURRENT STRATEGIC POLICIES RELEVANT TO CANNOCK WOOD NEIGHBOURHOOD PLAN

## 1. INTRODUCTION

1.1 This Statement has been prepared on behalf of Cannock Wood Parish Council "The Parish Council") to accompany its submission to the local planning authority, Cannock Chase District Council, of the Cannock Wood Neighbourhood Plan ("the Neighbourhood Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

## 2. BACKGROUND

**2.1** The Parish Council began exploring in 2017 whether a Neighbourhood Plan would be appropriate to meet the desire of the local community to have a greater say in the future planning decisions. Based on that work the Parish Council decided in 2018 to develop a Neighbourhood Plan.

The Parish Council formed a Neighbourhood Plan Steering Group in 2021 which has worked closely with officers of Cannock Chase District Council during the preparation of the Neighbourhood Plan.

### **2.2 DESIGNATED AREA OF THE CANNOCK WOOD NEIGHBOURHOOD PLAN**

The Neighbourhood Plan has been prepared by Cannock Wood Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Cannock Wood, as designated by Cannock Chase District Council on 6<sup>th</sup> June 2019 and outlined in blue on the map on this page. The Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the Neighbourhood Area.



### 3. THE PROPOSAL

The policies described in the Neighbourhood Plan relate to planning matters (the development and use of land) in the designated Neighbourhood Area. It has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012. The Neighbourhood Plan is to have effect from 2022 to 2039.

The Neighbourhood Plan does not:

- contain policies relating to excluded development in accordance with the Regulations;
- deal with County matters (mineral extraction and waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990).

#### 4. BASIC CONDITIONS STATEMENT

This Statement addresses each of the four 'basic conditions' required in the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- b) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- c) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

##### 4.1 BASIC CONDITION 1 – HAVING REGARD TO NATIONAL POLICY

Cannock Wood Parish Council believes that this Neighbourhood Plan, as submitted, properly demonstrates due regard to National Policy, specifically that set out in the National Planning Policy Framework (NPPF) 2021. Paragraph 29 of the NPPF describes how Neighbourhood Planning can be used to give communities direct power to deliver a shared vision for their neighbourhood and deliver the sustainable development that they

need. Paragraphs 11-14 of the NPPF set out the presumption in favour of sustainable development that is at the heart of national policy. For planning to deliver sustainable development, the NPPF gives policy guidance in key areas and the Cannock Wood Neighbourhood Plan has had close regard to the following where relevant to the Neighbourhood:

- Supporting a prosperous rural economy;
- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design;
- Promoting healthy communities;
- Meeting the challenge of climate change, flooding and coastal change;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment.

The conformity between the policies of the Cannock Wood Neighbourhood Plan and the guidance given in the National planning Policy Framework is demonstrated in further detail in Table 1 below.

##### 4.2 BASIC CONDITION 2 – CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

The NPPF highlights that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles.

These roles should not be undertaken in isolation as they are mutually dependent.

1. An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.

2. A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

3. An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The pursuit of sustainable development is at the heart of the Cannock Wood Neighbourhood Plan, as is highlighted by the Neighbourhood Plan's vision.

Based on engagement with both residents and local businesses, Cannock Wood Parish Council developed a Vision statement for the future of Cannock Wood and this was consulted on in the November 2021 survey. The survey responses showed a 97.5% approval rating for the Vision for the village set out below.

*Cannock Wood should*

- *be a village apart from urban sprawl surrounded by a sea of Green Belt,*

- *have long countryside views and ready access to open spaces,*
- *reinforce its local distinctiveness as a haven of tranquillity and wildlife.*

*Cannock Wood housing should be*

- *of a high standard of design and use appropriate materials,*
- *a mix of properties of appropriate size according to residents' needs,*
- *sustainably and sensitively developed within a tightly drawn settlement boundary to respect and enhance the AONB setting which is so important to the village.*

*Cannock Wood residents will have greater well-being as part of a friendly and cohesive community, as a mix of families and those of retirement age, by having access to important community facilities and services, by taking steps together to improve the village we call home.*

The role of each Neighbourhood Plan policy to the contribution of delivering sustainable development is demonstrated in further detail on the following pages.

The contribution of the policies of the Cannock Wood Neighbourhood Plan to the achievement of sustainable development is demonstrated in further detail in Table 1 below.

#### **4.3 BASIC CONDITION 3 – BE IN CONFORMITY WITH STRATEGIC LOCAL POLICIES**

It is a requirement that the Neighbourhood Plan be in general conformity with Cannock Chase District Council's strategic policy.

This Basic Conditions Statement demonstrates that the Cannock Wood Neighbourhood Plan is in general conformity with strategic Local Policy, specifically the Cannock Chase Core Strategy, Cannock chase Local Plan (Part 1) 2014, Section 1.

The conformity between the policies of the Cannock Wood Neighbourhood Plan and the policies of the Cannock Chase Core Strategy is demonstrated in further detail in Table 1 below.



Table 1: DETAIL OF HOW CANNOCK WOOD NEIGHBOURHOOD PLAN IS IN GENERAL CONFORMITY WITH LOCAL STRATEGIC POLICY AND NATIONAL POLICY AND CONTRIBUTES TO ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

<p><b>Cannock Wood Neighbourhood Plan Policy</b></p>	<p><b>POLICY CW1: HOUSING DESIGN</b></p> <ol style="list-style-type: none"> <li>1. All residential proposals including extensions must:             <ol style="list-style-type: none"> <li>a. respond positively to the character of Cannock Wood Parish as outlined in this Neighbourhood Plan and the Character Assessment (See Policy CW2: Local Character, below),</li> <li>b. be respectful of the character of the village in scale and proportion, and</li> <li>c. be of high quality and well designed. This may include innovative and contemporary design solutions provided they positively enhance character.</li> <li>d. Avoid reducing the gaps between the main settlement boundary as defined by the Cannock Chase Local Plan Part 1, 2014 and clusters of buildings outside the boundary.</li> <li>e. Avoid further extending strips of development including those on the edges of the existing Settlement boundary as defined by the Cannock Chase Local Plan Part 1, 2014.</li> <li>f. Consider the need for external lighting as part of the siting and design of development. Whilst sufficient lighting for safety is supported, light pollution should be avoided as detailed by Policy CW9: Tranquillity and Light Pollution. See also the Design Code (Appendix 1) and contact Cannock Chase AONB to see their current local guidance on lighting.</li> <li>g. Consider inclusion of features to improve energy conservation and future accessibility and adaptability including electric vehicle charging points.</li> </ol> </li> <li>2. All residential proposals including extensions should:             <ol style="list-style-type: none"> <li>a. Use appropriate materials – traditional brick or render or other sympathetic materials - in keeping with the character of the area.</li> </ol> </li> </ol>
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	<p>b. Where possible, avoid 'terracing' whereby semi-detached and detached houses end up so close to one another that the effect is similar to a continuous terrace.</p> <p>c. Protect and enhance green infrastructure by avoiding removal of existing native hedgerows and trees and encouraging the planting of native hedges and trees.</p> <p>d. Be of a scale and proportion in relation to surrounding buildings and setting in the village and wider landscape so as to not dominate them.</p> <p>e. Demonstrate sensitive positioning within plots.</p> <p>f. Maintain glimpsed views between properties.</p> <p>g. Maintain a reasonable level of landscaping with native hedges and trees.</p> <p>h. Promote or maintain natural surveillance over public space such as streets for example by ensuring that houses overlook the street.</p> <p>i. Create or maintain clear public/private interface i.e., a clear difference between what is public and what is private land.</p> <p>j. Create or maintain active frontage i.e., facing outwards onto the street rather than presenting a blank elevation.</p> <p>3. All housing proposals except extensions should meet the following criteria:</p> <p>a. Provide an appropriate housing type and tenure to the population. The Housing Needs Assessment (Appendix 1) has highlighted that the highest need for housing is for small bungalows and starter homes.</p> <p>b. Be 'tenure blind' so that the tenure of the housing (i.e., whether it is privately or socially owned or rented) cannot be determined from its design or location.</p> <p>c. Provide safe access and adequate parking.</p> <p>d. Show how the building, landscaping and planting creates attractive green spaces.</p>
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	<p>e. Use native trees and hedgerows in landscaping schemes and boundary treatment where possible to enhance the surrounding character and local biodiversity.</p> <p>f. Minimise flood risk by incorporating Sustainable Urban Drainage Systems (SuDS) which minimises surface water run-off. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the character of the area. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy.</p> <p>g. Where it is a legal requirement for development to be provided with a drainage strategy, copies of any existing and proposed drainage strategies should be provided to the Parish Council as well as the Cannock Chase District Council so records can be retained at a local level.</p> <p>4. Where housing proposals involve demolition of an existing building, proposals will be required to show that the replacement building will be of an equal or superior design in terms of the above criteria.</p> <p>5. The Cannock Wood Design Code (Appendix 1) and Character Assessment (Appendix 1) will be used to assess development schemes coming forward.</p>
<p><b>Cannock Chase Core Strategy Policy</b></p>	<p><b>Policy CP3 - Chase Shaping – Design</b> requires high standards of design that reflect local identity, complement and enhance the character and appearance of the local area and reinforce local distinctiveness as well as relating well within the development and to existing buildings and their surroundings in terms of layout, density, access, scale, appearance, landscaping and materials based upon an understanding of the context of the site, integrate with existing trees, hedges and landscape features of amenity value, employ measures to enhance biodiversity and green the built environment, incorporate measures to design out crime and anti-social behaviour, protect the amenity enjoyed by existing properties, optimise opportunities to minimise resource use, mitigate climate change impact and maximise energy efficiency to ensure delivery of sustainable design and construction</p> <ul style="list-style-type: none"> <li>• Show how the proposal forms appropriate development within the Green Belt to a design in keeping with its surroundings;</li> <li>• Preserve and enhance the landscape, scenic beauty and character of the Area of Outstanding Natural Beauty and its setting through the careful design of new development.</li> </ul> <p><b>Policy CP4 - Neighbourhood-Led Planning</b> supports neighbourhood planning in general and lists options for</p>

	<p>Neighbourhood Planning Groups including: Design Statement - to describe the distinctive characteristics of the locality, and provide design guidance to influence future development;</p> <p><b>Policy CP7 - Housing Choice</b> encourages housing choice through a number of measures including Affordable Housing and Balanced Housing Markets stating that: New housing development should provide for a mix of housing sizes, types and tenure which meet the needs and aspirations of the current and future population, informed by the Strategic Housing Market Assessment.</p>
<b>Comment</b>	<p><b>POLICY CW1: HOUSING DESIGN</b> is in general conformity with these policies as it promotes good design and lists a number of elements of design which should be considered including safety, appropriate tenure and house type, local character, landscape, biodiversity, climate mitigation, density, access, scale and appearance. The policy also uses a Character Assessment to describe the distinctive character of the area and a Design Code to provide specific design guidance for proposals in the area as well as listing some things which are specific to the character of the Parish like light pollution and views.</p>
<b>National Planning Policy Framework</b>	<p>20. states that Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, including making sufficient provision for conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.</p> <p>130. requires planning policies to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>174. requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services;</p> <p><b>POLICY CW1: HOUSING DESIGN</b> is in conformity with these paragraphs as it supports development that protects, enhances and responds positively to the character and heritage of the natural and built environment including landscape character</p>

	and the character and beauty of the countryside.
<b>Contribution to the Achievement of Sustainable Development</b>	<b>POLICY CW1: HOUSING DESIGN</b> contributes to the achievement of sustainable development by performing an environmental role, protecting the built and natural environment as well as a social role by requiring housing proposals to be of an appropriate tenure and type for residents.

**Cannock  
Neighbourhood  
Policy**      **Wood  
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**POLICY CW2: LOCAL CHARACTER**

1. Proposed development should respond to, protect and enhance the character of the immediate surroundings, the wider Neighbourhood area and the rest of AONB. Proposals should be able to demonstrate a thorough understanding of the character, history and design of the surrounding buildings and landscape and show how this has been taken into account in the design of the proposals.

In particular, proposals should be of a scale, density and mass that is sympathetic to the character of the immediate surroundings and the wider area.

As described in the Character Assessment in Appendix 1, consideration should be given to the elements which contribute to local character including the following:

- a. Landscape and Topography
- b. Biodiversity and Green and Natural Features
- c. General Patterns of Built Form and Open Space including Density
- d. Main Uses and Mix of Uses
- e. Views and Vistas and Enclosure
- f. Movement and Legibility
- g. Building Typologies
- h. Building Details including Scale and Height
- i. Heritage
- j. Streetscape
- k. Parking and Access
- l. Lighting and Security
- m. Gardens, Boundary Treatments, and the Public Private Interface.

Reference should also be made to the Cannock Wood Design Code (Appendix 1) where appropriate.

	2. Landscape improvements in particular should be appropriate for the surrounding landscape character.
<b>Cannock Chase Core Strategy Policy</b>	<p><b>Policy CP3 - Chase Shaping – Design</b> requires high standards of design that reflect local identity, complement and enhance the character and appearance of the local area and reinforce local distinctiveness as well as relating well within the development and to existing buildings and their surroundings in terms of layout, density, access, scale, appearance, landscaping and materials based upon an understanding of the context of the site; integrate with existing trees, hedges and landscape features of amenity value and preserve and enhance the landscape, scenic beauty and character of the Area of Outstanding Natural Beauty and its setting through the careful design of new development.</p> <p><b>Policy CP4 - Neighbourhood-Led Planning</b> supports neighbourhood planning in general and lists options for Neighbourhood Planning Groups including: Design Statement - to describe the distinctive characteristics of the locality, and provide design guidance to influence future development;</p>
<b>Comment</b>	<b>POLICY CW2: LOCAL CHARACTER</b> is in general conformity with these policies as it promotes good design and lists a number of elements of design which should be considered including local character, landscape, biodiversity, climate mitigation, density, access, scale and appearance and uses a Character Assessment to describe the distinctive character of the area and a Design Code to provide specific design guidance for proposals in the area as well as listing some elements which are specific to the character of the Parish like light pollution and views.
<b>National Planning Policy Framework</b>	<p>20. states that Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, including making sufficient provision for conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.</p> <p>130. requires planning policies to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>174. requires planning policies to contribute to and enhance the natural and local environment by protecting and</p>

	<p>enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services;</p> <p><b>POLICY CW2: LOCAL CHARACTER</b> is in conformity with these paragraphs as it supports development that protects, enhances and responds positively to the character and heritage of the natural and built environment including landscape character</p>
<p><b>Contribution to the Achievement of Sustainable Development</b></p>	<p><b>POLICY CW2: LOCAL CHARACTER</b> contributes to the achievement of sustainable development by performing an environmental role, protecting the built and natural environment.</p>



<p><b>Cannock Wood Neighbourhood Plan Policy</b></p>	<p><b>POLICY CW3: NON-DESIGNATED HERITAGE ASSETS</b></p> <ol style="list-style-type: none"> <li>1. The sites listed in Appendix 2 should be regarded as non-designated heritage assets.</li> <li>2. Proposals which affect the significance of non-designated heritage assets will be determined by considering the extent to which those aspects which contribute to its significance are conserved or enhanced.</li> <li>3. The assets identified as non-designated heritage assets in Appendix 2 should be submitted for inclusion in Cannock Chase District Council’s emerging Local List of non-designated heritage assets once it is established. Inclusion of any non-designated heritage assets on the Local List is not necessary for the application of policy CW3.</li> </ol>
<p><b>Cannock Chase Core Strategy Policy</b></p>	<p><b>Policy CP3 - Chase Shaping – Design</b> requires a number of key requirements of high quality design to be addressed in development proposals including:  Conserve and enhance the local historic environment including reuse of buildings and sympathetic repair, using the historic environment as a stimulus to high quality design and enhancing local character and distinctiveness.  <b>Policy CP15 - Historic Environment</b> seeks to protect and enhance the District’s historic environment via</p> <ul style="list-style-type: none"> <li>• the safeguarding of all historic sites, buildings, areas, archaeological remains, their settings and their historic landscape and townscape context according to their national or local status from developments harmful to their significance in order to sustain character, local distinctiveness and sense of place. It also states that: The conservation and enhancement of heritage assets will be supported through the preparation of a Local List of locally significant heritage assets</li> </ul>
<p><b>Comment</b></p>	<p><b>POLICY CW3: NON-DESIGNATED HERITAGE ASSETS</b> is in general conformity with these policies as it seeks to protect and enhance heritage and the built environment through the identification of locally significant heritage assets</p>
<p><b>National Planning Policy Framework</b></p>	<p>20. states that Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, including making sufficient provision for conservation and enhancement of the natural, built and historic environment.</p> <p>130. requires planning policies to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p>

	<p>189. Includes sites and buildings of local historic value as Heritage assets and regards them as “an irreplaceable resource” which “should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”</p> <p>190. requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.</p> <p><b>POLICY CW<sub>3</sub>: NON-DESIGNATED HERITAGE ASSETS</b> is in conformity with these paragraphs as it seeks to protect and enhance the historic built environment and heritage assets.</p>
<p><b>Contribution to the Achievement of Sustainable Development</b></p>	<p><b>POLICY CW<sub>3</sub>: NON-DESIGNATED HERITAGE ASSETS</b> contributes to the achievement of sustainable development by performing an environmental role, protecting the historic built environment.</p>

<p><b>Cannock Wood Neighbourhood Plan Policy</b></p>	<p><b>POLICY CW4: HISTORIC ENVIRONMENT</b></p> <ol style="list-style-type: none"> <li>1. Proposals which affect any part of the historic environment, both built heritage and above and below ground archaeological remains, will be determined by considering the extent to which those aspects which contribute to its significance are conserved or enhanced.</li> <li>2. Proposals affecting any part of the historic environment should be informed by an understanding of the site’s context and heritage significance and proposals which impact, directly or indirectly, on a heritage asset or its setting, shall be accompanied by a heritage statement which must: <ol style="list-style-type: none"> <li>a. Explain how the proposal has taken into account the significance of any designated or non-designated heritage assets.</li> <li>b. Evaluate any effect that the proposal would have on the significance of a heritage asset, and support the proposal by: <ol style="list-style-type: none"> <li>i. Demonstrating that they have avoided or minimised harm to the significance of an asset through the design of the development.</li> <li>ii. Explaining how possible mitigation of any harm has been fully considered.</li> <li>iii. Identifying any public benefits that would arise.</li> </ol> </li> </ol> </li> </ol>
<p><b>Cannock Chase Core Strategy Policy</b></p>	<p><b>Policy CP3 - Chase Shaping – Design</b> requires a number of key requirements of high quality design to be addressed in development proposals including  Conserve and enhance the local historic environment including reuse of buildings and sympathetic repair, using the historic environment as a stimulus to high quality design and enhancing local character and distinctiveness.</p> <p><b>Policy CP15 - Historic Environment</b> seeks to protect and enhance the District’s historic environment via</p> <ul style="list-style-type: none"> <li>• the safeguarding of all historic sites, buildings, areas, archaeological remains, their settings and their historic landscape and townscape context according to their national or local status from developments harmful to their significance in order to sustain</li> </ul>

	character, local distinctiveness and sense of place. It also states that: The conservation and enhancement of heritage assets will be supported through the preparation of a Local List of locally significant heritage assets
<b>Comment</b>	<b>POLICY CW4: HISTORIC ENVIRONMENT</b> is in general conformity with these policies as it seeks to protect and enhance heritage and the historic built environment
<b>National Planning Policy Framework</b>	<p>20. states that Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, including making sufficient provision for conservation and enhancement of the natural, built and historic environment.</p> <p>130. requires planning policies to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>176 regards conservation of cultural heritage in Areas of Outstanding Natural Beauty as important considerations.</p> <p>189. Includes sites and buildings of local historic value as Heritage assets and regards them as “an irreplaceable resource” which “should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”</p> <p>190. requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.</p> <p><b>POLICY CW4: HISTORIC ENVIRONMENT</b> is in conformity with these paragraphs as it seeks to protect and enhance the historic built environment.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<b>POLICY CW4: HISTORIC ENVIRONMENT</b> contributes to the achievement of sustainable development by performing an economic and social role by retaining facilities for strong, vibrant and healthy communities and businesses and visitor attractions for a strong healthy economy.

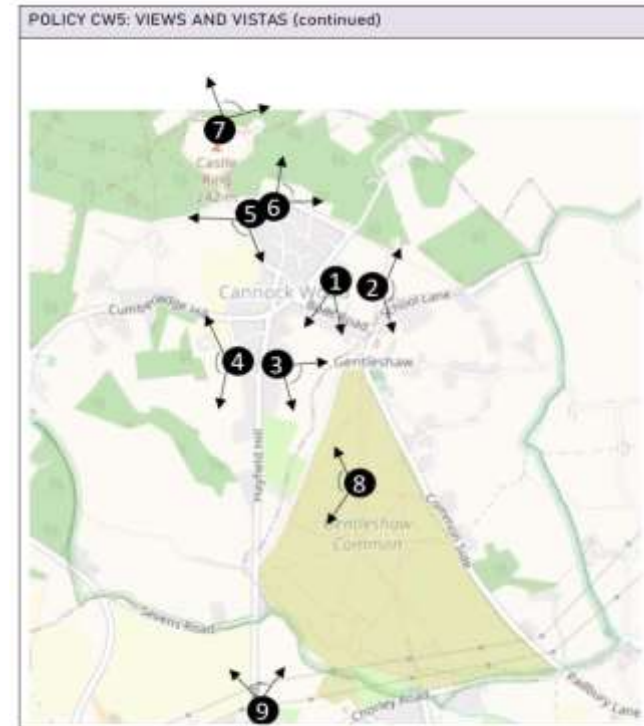
**Cannock Wood  
Neighbourhood Plan Policy**

**POLICY CW5: VIEWS AND VISTAS**

Those key views and vistas listed in Table 2 and indicated on the map below (Figure 5) should be conserved from any significant adverse impact of new development (such as detracting from or obscuring views and vistas). Proposals must demonstrate that they do not as a result of height or scale or any other aspect of the development have an adverse impact on the key views and vistas, and positively enhance them where possible. The list is not exhaustive and the policy applies to any views and vistas that might be affected by development proposals and these should be considered when determining planning applications.

*Table 2: The Views and vistas identified by the Views Assessment are:*

Ref	Description	Viewing points
1	Panoramic vista to south and south-west, with horizon formed by Sutton Park, Barr Beacon, Birmingham skyline and The Wrekin	From the playing field (and village hall entrance)
2	Panoramic vista to east and south-east, including Lichfield Cathedral, Tamworth and far beyond towards Nuneaton	From public footpath CW3 alongside covered reservoir
3	Vista over farmland and Shaw Brook to Gentleshaw Common, with horizon formed by Sutton Park, Barr Beacon and the Birmingham skyline. This forms part of the foreground to AONB Views and Settings Guide Viewpoint 10 and the middle distance for AONB Views and Settings Guide Viewpoint 11.	South and west from Hayfield Hill and Buds Road, looking towards AONB Viewpoint 10 on Gentleshaw Common. Also looking east and from public footpath CW7.
4	View over farmland towards Cuckoo Bank (SSSI), Courtbanks Covert ancient woodland, Nunswell Park and Cannock Chase Forest. This forms part of the foreground and middle distance to AONB Views and Settings Guide Viewpoint 10 and Viewpoint 11.	South and west from Hayfield Hill, Slang Lane and public footpath CW5. Also looking north and west from public footpath CW7.
5	Panoramic vista to south and west with wide open views across farmland to Barr Beacon, Nunswell Park, Cannock Chase forest and to Cannock Wood village.	South and west from Park Gate Road and Holly Hill Road.
6	View over grazing land to woodland	North from Holly Hill Road
7	Castle Ring, Castle Ring. Panoramic vista to north and east, and depending on forestry management also to west and south and also views of the Iron Age hill fort and surrounding forest/	360° views. See AONB Views and Settings Guide Viewpoint 9 for further information.
8	Views of Cannock Wood parish from Gentleshaw Common.	See AONB Views and Settings Guide Viewpoint 10 for further information.
9	Views of Cannock Wood parish from entrance to AONB at Rugeley Road.	See AONB Views and Settings Guide Viewpoint 11 for more information.



*Figure 5: Views and vistas identified by the Views Assessment*

**Cannock Chase Core Strategy Policy**

**Policy CP3 - Chase Shaping – Design** requires high standards of design that reflect local identity, complement and enhance the character and appearance of the local area and reinforce local distinctiveness as well as relating well within the development and to existing buildings and their surroundings in terms of layout, density, access, scale, appearance, landscaping and materials based upon an understanding of the context of the site; integrate with existing trees, hedges and landscape features of amenity value and preserve and enhance the landscape, scenic beauty and character of the Area of Outstanding Natural Beauty and its setting through the careful design of new development.

**Policy CP4 - Neighbourhood-Led Planning** supports neighbourhood planning in general and lists options for Neighbourhood Planning Groups including:  
Design Statement - to describe the distinctive characteristics of the locality, and provide design guidance to influence future development;

**Policy CP14 - Landscape Character and Cannock Chase Area of Outstanding Natural Beauty (AONB)** requires the conservation, protection and enhancement of the landscape character of the District including by:  
The consideration of landscape character in all development proposals in order to protect and conserve locally distinctive qualities, rural openness and sense of place and maximise opportunities for restoring, strengthening and enhancing distinctive landscape features.  
and  
Supporting development proposals within the AONB that are compatible with its management objectives, as set out in the AONB Management Plan.

**Comment**

**POLICY CW5: VIEWS AND VISTAS** is in general conformity with these policies because the Character Assessment, in describing the distinctive characteristics of the locality, identifies views and vistas as being important to the character of the area and the AONB status and seeks to protect the landscape and the important views including by providing guidance in the form of a Design Code in order to influence future development.

Further by identifying key views and helping to understand them the policy is helping ensure that proposals are compatible with the management objectives of the AONB Management Plan:

The AONB Management Plan identifies a number of Objectives including **Enhancing the Landscape Setting**. Under **Section 4 Landscape Character and Planning, Enhance the landscape setting**, of the Management Plan which supports

	<p>the relevant Management Plan’s policy (LCP8) with respect to this objective, paragraph <b>4.12. Protecting the Setting</b> states “The elevated plateau of the Chase gives long vistas over the farmed vales and countryside of the Midlands from many places within the AONB. At the same time, the Chase is present as a prominent wooded skyline from many surrounding settlements and roads. The small size of the AONB and its prominent elevation mean that its setting has an increased significance to the Chase’s landscape character. Protecting and enhancing the setting of the AONB is important for ensuring the long-term survival of the special qualities. Views, including historic views, are one of the key ways that setting is experienced and understanding these views into and out of the Chase will help to protect them.”</p> <p>The AONB Management Plan Policy Policy LCP8 states:  “Development and land management proposals in the area, which by virtue of their nature, size, scale, siting, materials or design can be considered to have a negative impact on the natural beauty and special qualities of Cannock Chase AONB, should be resisted.”</p>
<p><b>National Planning Policy Framework</b></p>	<p>20. states that Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, including making sufficient provision for conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.</p> <p>130. requires planning policies to ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting</p> <p>174. requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services</p> <p>176. requires great weight to be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.</p> <p><b>POLICY CW5: VIEWS AND VISTAS</b> is in conformity with these paragraphs as it seeks to protect and enhance the views and vistas which form an important part of the character of the area and valued landscape and because it attaches great weight to scenic beauty in the AONB.</p>

**Contribution to the  
Achievement of Sustainable  
Development**

**POLICY CW5: VIEWS AND VISTAS** contributes to the achievement of sustainable development by performing an environmental role by protecting the landscape and character of the area.



<p><b>Cannock Wood Neighbourhood Plan Policy</b></p>	<p><b>POLICY CW6: PROTECT AND ENHANCE LANDSCAPE HERITAGE</b></p> <ol style="list-style-type: none"> <li>1. Protection and enhancement of the sites at Castle Ring and Courtbanks Covert including improvements to access will be supported where they maintain and preserve these Scheduled Ancient Monuments in their present state and respect the character of the area as well as the fragile habitats in the Site of Biological Importance and Ancient Woodland and the wildlife found there.</li> <li>2. Proposals which harm Castle Ring and Courtbanks Covert and their fragile habitats and the wildlife found there will be resisted. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons. As ancient woodland and ancient or veteran trees are irreplaceable, discussions over possible compensation should not form part of the assessment to determine whether the exceptional benefits of the development proposal outweigh the loss.</li> <li>3. Sensitive woodland management will be supported to respect the former dominance of Castle Ring as an Iron Age hill fort in the landscape through retention of open views.</li> </ol>
<p><b>Cannock Chase Core Strategy Policy</b></p>	<p><b>Policy CP3 - Chase Shaping – Design</b> sets a number of key requirements of high-quality design to be addressed in development proposals including enhancing local character and distinctiveness.</p> <p><b>Policy CP14 - Landscape Character and Cannock Chase Area of Outstanding Natural Beauty (AONB)</b> requires the conservation, protection and enhancement of the landscape character of the District including by: The consideration of landscape character in all development proposals in order to protect and conserve locally distinctive qualities, rural openness and sense of place and maximise opportunities for restoring, strengthening and enhancing distinctive landscape features.</p> <p><b>Policy CP15 - Historic Environment</b> seeks to protect and enhance the District’s historic environment via the safeguarding of all historic sites, buildings, areas, archaeological remains, their settings and their historic landscape and townscape context according to their national or local status from developments harmful to their significance in order to sustain character, local distinctiveness and sense of place.</p>

<b>Comment</b>	<b>POLICY CW6: PROTECT AND ENHANCE LANDSCAPE HERITAGE</b> is in general conformity with these policies as it seeks to conserve the historic landscape heritage assets of Castle Ring and Courtbanks Covert and protect them from threats such as neglect and decay so that they can be enjoyed by current and future generations.
<b>National Planning Policy Framework</b>	<p>176 attaches great weight to conservation of cultural heritage in Areas of Outstanding Natural Beauty.</p> <p>189. includes sites and buildings of local historic value as Heritage assets and regards them as “an irreplaceable resource” which “should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”</p> <p>190. requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.</p> <p><b>POLICY CW6: PROTECT AND ENHANCE LANDSCAPE HERITAGE</b> is in conformity with these paragraphs as it seeks to conserve the historic landscape heritage assets of Castle Ring and Courtbanks Covert and protect them from threats such as neglect and decay so that they can be enjoyed by current and future generations.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<b>POLICY CW6: PROTECT AND ENHANCE LANDSCAPE HERITAGE</b> contributes to the achievement of sustainable development by performing an environmental role by protecting and enhancing assets of the historic landscape.

<p><b>Cannock Wood Neighbourhood Plan Policy</b></p>	<p><b>POLICY CW7: PROTECTING, CONSERVING AND ENHANCING THE CANNOCK CHASE AREA OF OUTSTANDING NATURAL BEAUTY</b></p> <p>As the whole of the Cannock Wood Neighbourhood Plan Designated Area lies within the protected landscape areas of the Cannock Chase Area of Outstanding Natural Beauty (AONB), the area receives the highest degree of protection from damaging or inappropriate development by National Policy. This policy gives great weighting to conserving and enhancing the landscape in AONBs.</p> <p>Development proposals within the Parish will be expected to positively contribute to the AONB and its setting. Development proposals which, individually or cumulatively, adversely impact the landscape and scenic beauty of the AONB or its setting, including its visual relationship with its surroundings, will be resisted.</p> <p>All development proposals will need to set out how the development would contribute to meeting the following objectives of the AONB Management Plan (2019-2024 and subsequent plans):</p> <ul style="list-style-type: none"> <li>a. Landscape character;</li> <li>b. Wildlife and nature;</li> <li>c. Historic environment and culture;</li> <li>d. Experience and enjoyment; and</li> <li>e. Communities and business.</li> </ul>
<p><b>Cannock Chase Core Strategy Policy</b></p>	<p><b>Policy CP14 - Landscape Character and Cannock Chase Area of Outstanding Natural Beauty (AONB)</b> requires the conservation, protection and enhancement of the landscape character of the District including by:</p> <p>The consideration of landscape character in all development proposals in order to protect and conserve locally distinctive qualities, rural openness and sense of place and maximise opportunities for restoring, strengthening and enhancing distinctive landscape features.</p> <p>and</p> <p>Supporting development proposals within the AONB that are compatible with its management objectives, as set out in the AONB Management Plan.</p>

<b>Comment</b>	<b>POLICY CW7: PROTECTING, CONSERVING AND ENHANCING THE CANNOCK CHASE AREA OF OUTSTANDING NATURAL BEAUTY</b> is in general conformity with these policies as it aims to protect and enhance the landscape of the AONB and requires proposals to set out how they are compatible with the AONB’s management objectives.
<b>National Planning Policy Framework</b>	176. requires weight to be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which “have the highest status of protection in relation to these issues.” It also regards the conservation and enhancement of wildlife and cultural heritage as important considerations in these areas. It states that the “scale and extent of development within all these designated areas should be limited, while development in their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas”. <b>POLICY CW7: PROTECTING, CONSERVING AND ENHANCING THE CANNOCK CHASE AREA OF OUTSTANDING NATURAL BEAUTY</b> is in conformity with this paragraph as it attaches great weight to the AONB status, aims to protect and enhance the landscape of the AONB and requires proposals to set out how they are compatible with the AONB’s management objectives.
<b>Contribution to the Achievement of Sustainable Development</b>	<b>POLICY CW7: PROTECTING, CONSERVING AND ENHANCING THE CANNOCK CHASE AREA OF OUTSTANDING NATURAL BEAUTY</b> contributes to the achievement of sustainable development by performing an environmental role by protecting and enhancing the natural environment of the natural environment.

**Cannock Wood  
Neighbourhood Plan  
Policy**

**POLICY CW8: PROTECT AND ENHANCE THE BIODIVERSITY AND GEODIVERSITY OF THE PARISH INCLUDING TREE AND HEDGEROW COVERAGE**

1. The conservation, management and enhancement of local features of interest for their biodiversity and geodiversity will be supported and encouraged. These include:
  - a. Retention of hedgerows and traditional field boundary treatments and restoration, where these are fragmented, to improve their landscape condition and contribution, while avoiding encroachment onto pavements and obscuring of traffic sight lines.
  - b. Retention of existing trees around and within new development and additional planting where appropriate to maintain and enhance tree cover.
  - c. Promotion of the nature conservation and ecological value of current and future Local Wildlife Sites, Green Infrastructure, existing Woodland and Wildlife Corridors as designated in the Cannock Chase District Council Local Plan and subsequent Local Plan versions, or identified by the relevant designating bodies.
  - d. Retention and restoration of historic field patterns wherever possible including within any areas of new development.
  - e. Management of semi-natural habitats to prevent deterioration.
  - f. Incorporation and maintenance of hedgerows into the wider landscape whilst ensuring existing open views are not obscured.
  - g. Incorporation of new woodland and tree cover within the wider landscape whilst ensuring existing open views are not obscured.
  - h. Creation of Wildlife Corridors and Stepping Stones between existing and future areas of biodiversity including, but not limited to: various types of designated wildlife sites within and beyond the Parish; privately owned nature reserves, Ancient Woodlands and other irreplaceable habitats; and priority habitats such as lowland meadows and lowland heath.
  - i. Support for other initiatives which assist in linking biodiversity sites such as land management.
  - j. Protection and enhancement of surface and ground water quality to comply with the Water Framework Directive in ensuring that development does not cause deterioration of the status of inland waters.
2. The potential impacts on any protected and priority species and opportunities for Biodiversity Net Gain should be identified at an early stage in the design of any development proposal and then incorporated as the design of the scheme develops. Advice shall be sought from Natural England, Environment Agency, Staffordshire Wildlife Trust, Cannock Chase District Council and any other relevant bodies with suitable expertise.

	<p>3. Development proposals should include information demonstrating how any adverse impacts have been avoided, satisfactorily mitigated or compensated for as appropriate to the particular proposal.</p> <p>4. Development must not adversely impact on areas of ecological importance such as waterbodies, habitat corridors and stepping stones, or designated wildlife sites including Sites of Scientific Interest. Adverse impacts to Local Wildlife Sites will not be permitted unless they can be adequately mitigated to retain and enhance the size, condition and function of the site. A landscaped buffer of appropriate width will be required between any built development and a designated wildlife site or feature of importance, commensurate with the site-specific requirements for conserving the habitats and species potentially impacted. Detailed advice and evidence will be sought to inform the design of any buffer area.</p> <p>5. The Environment Act 2021 provides that grants of planning permission in England be subject to a condition requiring biodiversity value attributable to the development to exceed the predevelopment biodiversity value of the onsite habitat by a relevant percentage. Schedule 14 of the Environment Act 2021 sets the relevant percentage at a minimum of 10% and empowers the Secretary of State by regulations to vary the relevant percentage. Biodiversity Net Gain should be achieved even where there are no losses as an integral part of sustainable development. Development proposals on land designated as Green Belt in the parish of Cannock Wood should demonstrate a minimum gain of the higher of 20% and the relevant percentage under Schedule 14 of the Environment Act 2021.</p>
<p><b>Cannock Chase Core Strategy Policy</b></p>	<p><b>Policy CP12 - Biodiversity and Geodiversity</b> requires the District’s biodiversity and geodiversity assets to be protected, conserved and enhanced via:</p> <ul style="list-style-type: none"> <li>• the safeguarding from damaging development of ecological and geological sites, priority habitats and species and areas of importance for enhancing biodiversity, including appropriate buffer zones, according to their international, national and local status.</li> </ul> <p>Development will not be permitted where significant harm from development cannot be avoided, adequately mitigated or compensated for;</p> <ul style="list-style-type: none"> <li>• support for the protection, conservation and enhancement of existing green infrastructure to facilitate robust wildlife habitats and corridors at a local and regional scale (particularly to complement Policy CP16);</li> </ul>

	<ul style="list-style-type: none"> <li>• supporting and promoting initiatives for the restoration and creation of priority habitats and recovery of priority species and the provision of new spaces and networks to extend existing green infrastructure;</li> <li>• supporting development proposals that assist the delivery of national, regional and local Biodiversity and Geodiversity Action Plan (LBAP/GAP) targets by the appropriate protection, incorporation and management of natural features and priority species;</li> <li>• the promotion of effective stewardship and management across the District to contribute to ecological and geological enhancements.</li> </ul>
<b>Comment</b>	<b>POLICY CW8: PROTECT AND ENHANCE THE BIODIVERSITY AND GEODIVERSITY OF THE PARISH INCLUDING TREE AND HEDGEROW COVERAGE</b> is in general conformity with this policy as it supports proposals for improvements in conservation, management and enhancement of local features of interest for their biodiversity and geodiversity and as it requires development proposals to avoid any adverse impacts on biodiversity and geodiversity and to provide 20% biodiversity net gain..
<b>National Planning Policy Framework</b>	<p>20. states that Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, including making sufficient provision for conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.</p> <p>174. requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services;</p> <p><b>POLICY CW8: PROTECT AND ENHANCE THE BIODIVERSITY AND GEODIVERSITY OF THE PARISH INCLUDING TREE AND HEDGEROW COVERAGE</b> is in conformity with these paragraphs as it supports protection and enhancement of the natural environment including landscapes, biodiversity and green infrastructure.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<b>POLICY CW8: PROTECT AND ENHANCE THE BIODIVERSITY AND GEODIVERSITY OF THE PARISH INCLUDING TREE AND HEDGEROW COVERAGE</b> contributes to the achievement of sustainable development by performing an environmental role, protecting the built and natural environment. It also contributes towards sustainable development by performing a social role by enhancing well-being, outdoor recreation and access, and an economic role through food and energy production and by helping to create high quality environments which are attractive to businesses and investors.

<p><b>Cannock Wood Neighbourhood Plan Policy</b></p>	<p><b>POLICY CW9: TRANQUILLITY AND LIGHT POLLUTION</b></p> <ol style="list-style-type: none"> <li>1. New development should not significantly disturb the tranquillity of the Parish through the creation of excess noise and increases in traffic or light pollution.</li> <li>2. Proposals for development will be required to demonstrate that, if external lighting is required, it protects public visual amenity and the night sky from light pollution through: <ol style="list-style-type: none"> <li>a. The number, design, specification and position of lamps;</li> <li>b. Full shielding at the horizontal and above of any lighting fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls;</li> <li>c. Limiting the correlated colour temperature of lamps to 3000 Kelvins or less; and</li> <li>d. Providing landscaping to reduce glare and reduce unnecessary light throw to a minimum.</li> </ol> </li> </ol> <p>The Design Code<sup>4</sup> (Appendix 1) and Cannock Chase AONB should be consulted for further guidance on lighting.</p>
<p><b>Cannock Chase Core Strategy Policy</b></p>	<p><b>Policy CP3 - Chase Shaping – Design</b> requires high standards of design that reflect local identity, complement and enhance the character and appearance of the local area and reinforce local distinctiveness as well as relating well within the development and to existing buildings and their surroundings in terms of layout, density, access, scale, appearance, landscaping and materials based upon an understanding of the context of the site; integrate with existing trees, hedges and landscape features of amenity value and preserve and enhance the landscape, scenic beauty and character of the Area of Outstanding Natural Beauty and its setting through the careful design of new development.</p> <p><b>Policy CP4 - Neighbourhood-Led Planning</b> supports neighbourhood planning in general and lists options for Neighbourhood Planning Groups including: Design Statement - to describe the distinctive characteristics of the locality, and provide design guidance to influence future development;</p> <p><b>Policy CP14 - Landscape Character and Cannock Chase Area of Outstanding Natural Beauty (AONB)</b> requires the conservation, protection and enhancement of the landscape character of the District including by: The consideration of landscape character in all development proposals in order to protect and conserve locally</p>



	<p>distinctive qualities, rural openness and sense of place and maximise opportunities for restoring, strengthening and enhancing distinctive landscape features.</p> <p>and</p> <p>Supporting development proposals within the AONB that are compatible with its management objectives, as set out in the AONB Management Plan</p>
<b>Comment</b>	<p><b>POLICY CW9: TRANQUILLITY AND LIGHT POLLUTION</b> is in general conformity with these policies as it seeks to protect the character of the AONB including dark skies and tranquillity which the Character Assessment, in describing the distinctive characteristics of the locality, identifies as being important to the character of the area and the AONB status. It seeks to protect these important elements by providing guidance in the form of a Design Code in order to influence future development.</p>
<b>National Planning Policy Framework</b>	<p>130. requires planning policies to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development in their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p> <p><b>POLICY CW9: TRANQUILLITY AND LIGHT POLLUTION</b> is in conformity with these paragraphs as it seeks to conserve and enhance dark skies and tranquillity which are an important part of the character of the area and the landscape of the AONB.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p><b>POLICY CW9: TRANQUILLITY AND LIGHT POLLUTION</b> contributes to the achievement of sustainable development by performing an environmental role, protecting the built and natural environment.</p>

<p><b>Cannock Wood Neighbourhood Plan Policy</b></p>	<p><b>POLICY CW10: FOOTPATH AND BRIDLEWAY IMPROVEMENTS</b></p> <ol style="list-style-type: none"> <li>1. The improvement of footpath and bridleway access and the facilitation of new circular walks and routes around and from the village will be supported. New provision should complement existing provision and if possible also link communities with local facilities and services including public transport.</li> <li>2. All improvements should respect the character of the area in terms of use of materials, lighting, surfacing, location and signage appropriate to the AONB status.</li> <li>3. Provision should be made for the ongoing maintenance of any footpaths and bridleways provided under this policy.</li> <li>4. Design or adaptation of new footpaths and bridleways to function as wildlife corridors is encouraged.</li> </ol>
<p><b>Cannock Chase Core Strategy Policy</b></p>	<p><b>Policy CP5 - Social Inclusion and Healthy Living</b> commits the Council to working towards infrastructure to support social inclusion and healthy living in the District and requires, subject to viability, proposals to “have regard to health and contribute to provision of infrastructure, design and layout which supports social inclusion and healthy living for sustainable communities.” The policy identifies key elements of this infrastructure including pedestrian routes and pathways.</p> <p><b>Policy CP10 - Sustainable Transport</b> aims to encourage sustainable transport infrastructure, provide well managed and appreciated environments, create healthy living opportunities across the District, encourage a vibrant local economy and workforce and support a greener future by supporting sustainable transport including:</p> <p>“Walking</p> <p>Measures to improve or provide facilities for pedestrians that are safe, secure, direct, convenient and attractive will be supported, including Rights of Way. Walking will be promoted through the development of a network of pedestrian routes linked to the Green Space Network (Policy CP7 and CP14) and by the provision of pedestrian priority, pedestrianisation and traffic-calming schemes.</p> <p><b>In particular priority will be given to improve or provide pedestrian facilities that:</b></p> <ul style="list-style-type: none"> <li>• link town centres, rail and bus stations, residential and employment areas, schools, community facilities, recreational areas and public open space;</li> <li>• provide access for recreational purposes in the countryside, using paths, bridle-ways, canal towpaths and former railway lines;</li> <li>• meet the needs of people with impaired mobility.”</li> </ul>

<p><b>Comment</b></p>	<p><b>POLICY CW10: FOOTPATH AND BRIDLEWAY IMPROVEMENTS</b> is in general conformity with these policies as it promotes opportunities for walking including to promote access to the countryside and linking communities to facilities including public transport. The supporting text to the policy refers to the need to improve access for wheelchair and mobility scooter users.</p>
<p><b>National Planning Policy Framework</b></p>	<p>92. requires planning policies and decisions to achieve healthy, inclusive and safe places which promote social interaction for example through street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods; are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes and enable; and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through layouts that encourage walking and cycling.</p> <p>106. states that planning policies should provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);</p> <p><b>POLICY CW10: FOOTPATH AND BRIDLEWAY IMPROVEMENTS</b> is in conformity with these paragraphs as it supports proposals which promote walking.</p>
<p><b>Contribution to the Achievement of Sustainable Development</b></p>	<p><b>POLICY CW10: FOOTPATH AND BRIDLEWAY IMPROVEMENTS</b> contributes to the achievement of sustainable development by performing an environmental and social role by promoting more environmentally friendly forms of transport and improving people’s access to the countryside.</p>

<p>Cannock Wood Neighbourhood Plan Policy</p>	<p><b>POLICY CW11: HIGHWAY SAFETY</b></p> <ol style="list-style-type: none"> <li>1. Development proposals should demonstrate that there is no significant detrimental impact on traffic safety and where possible contribute to improvements in traffic safety including the safety of pedestrians, cyclists and horse riders.</li> <li>2. Where proposed development sites are located on a road with no pavements or other provision for pedestrians, consideration should be given to making new provision for pedestrians where this would enhance safety.</li> <li>3. Where appropriate proposals should reduce car dependency and incorporate sustainable transport provision, including: <ol style="list-style-type: none"> <li>a. having good access to public transport;</li> <li>b. prioritising the needs of pedestrians, cyclists and horse riders;</li> <li>c. providing any necessary highway improvements to accommodate proposed development; and</li> <li>d. demonstrating how the traffic generated by the proposed development will, when considered in conjunction with other committed developments, be accommodated through the proportional contribution towards any necessary highway improvements, to ensure that there is no significant detrimental impact on traffic safety, congestion or air quality.</li> </ol> </li> <li>4. Where development proposals will create demand for parking they will be required to provide off-street parking and not reduce safety for pedestrians, cyclists and horse riders.</li> <li>5. New development should provide safe access to the carriageway.</li> <li>6. The impact of the private car on the street scene should be minimised wherever possible.</li> <li>7. The numbers of traffic signs should not exceed what is necessary and shall be the minimum size necessary to meet the requirements of safety.</li> </ol>
<p>Cannock Chase Core</p>	<p><b>Policy CP5 - Social Inclusion and Healthy Living</b> commits the Council to working towards infrastructure to support social</p>

## Strategy Policy

inclusion and healthy living in the District and requires, subject to viability, proposals to "have regard to health and contribute to provision of infrastructure, design and layout which supports social inclusion and healthy living for sustainable communities." The policy identifies key elements of this infrastructure including cycling/pedestrian routes and pathways.

**Policy CP10 - Sustainable Transport** aims to encourage sustainable transport infrastructure, provide well managed and appreciated environments, create healthy living opportunities across the District, encourage a vibrant local economy and workforce and support a greener future by supporting sustainable transport including:

### "Walking

Measures to improve or provide facilities for pedestrians that are safe, secure, direct, convenient and attractive will be supported, including Rights of Way. Walking will be promoted through the development of a network of pedestrian routes linked to the Green Space Network (Policy CP7 and CP14) and by the provision of pedestrian priority, pedestrianisation and traffic-calming schemes.

In particular priority will be given to improve or provide pedestrian facilities that:

- link town centres, rail and bus stations, residential and employment areas, schools, community facilities, recreational areas and public open space;
- provide access for recreational purposes in the countryside, using paths, bridle-ways, canal towpaths and former railway lines;
- meet the needs of people with impaired mobility."

and

### "Cycling

The Council, in conjunction with Sustrans, the Highway Authority and developers, will seek to complete and add to the District's strategic cycle network as identified on the Policies Map and introduce measures to improve and provide facilities for cyclists including:

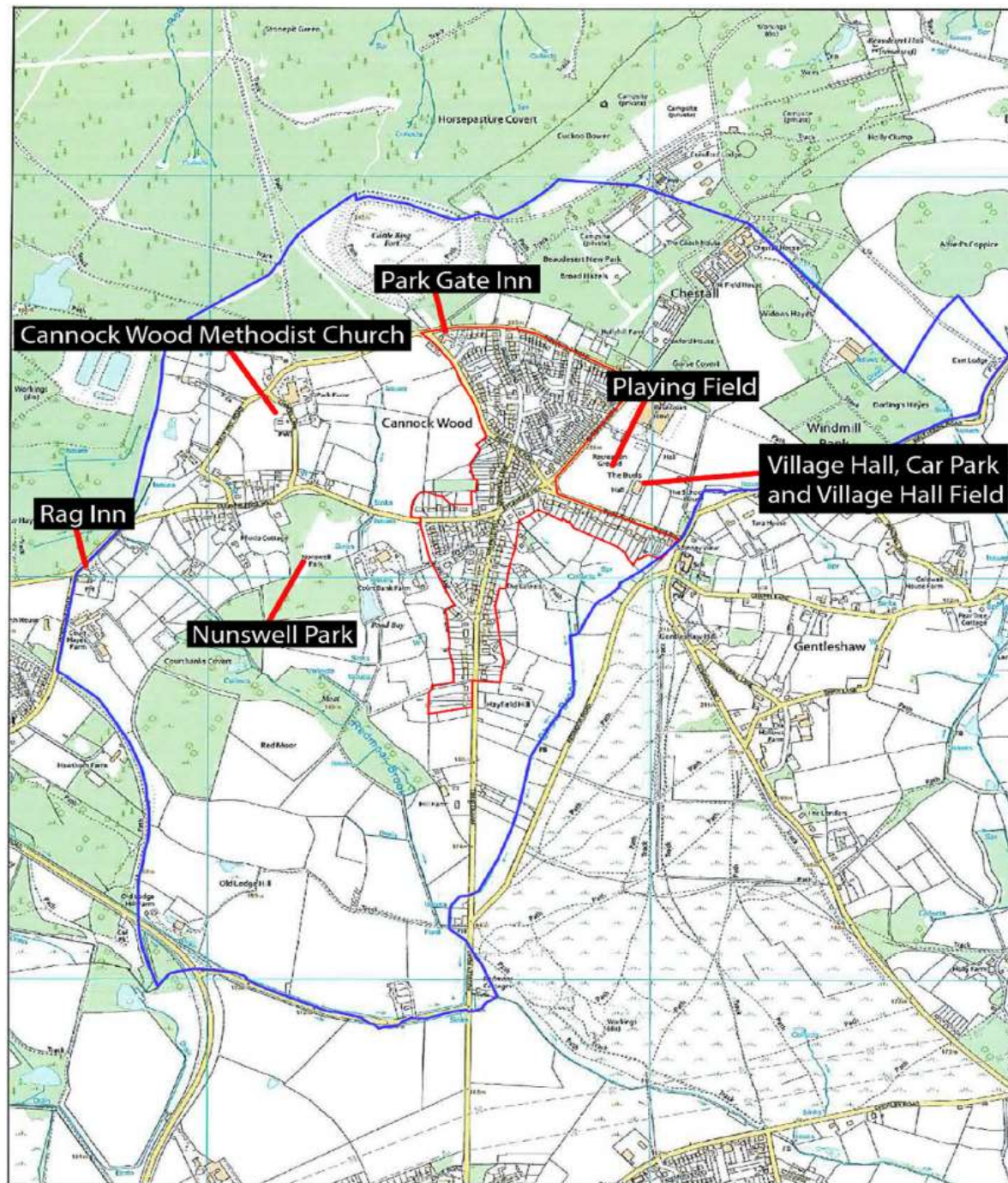
- the provision of segregated cycling routes within new commercial and residential development (in excess of 200 dwellings);
- the provision of demarcated cycle corridors and cycle crossings in existing highways, new road schemes, traffic

	<p>management and traffic calming schemes;</p> <ul style="list-style-type: none"> <li>• the provision of secure cycle parking facilities in town centres, railway stations and new retail development creating at least 2,500sqm gross trading floor space;</li> <li>• the provision of secure cycle parking, showers and lockers at all new major employment sites, existing commercial premises, as part of a Travel Plan submitted under the requirements of a planning application.”</li> </ul>
<b>Comment</b>	<p><b>POLICY CW11: HIGHWAY SAFETY</b> is in general conformity with this policy as as requires proposals to reduce car dependency and incorporate sustainable transport provision, including prioritising the needs of pedestrians and cyclists and seeks to ensure that proposals consider safety of pedestrians and cyclists which are essential for promoting walking and cycling.</p>
<b>National Planning Policy Framework</b>	<p>92. requires planning policies and decisions to achieve healthy, inclusive and safe places which promote social interaction for example through street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods; are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes and enable; and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through layouts that encourage walking and cycling.</p> <p>106. states that planning policies should provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);</p> <p>111. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.</p> <p><b>POLICY CW11: HIGHWAY SAFETY</b> is in conformity with these paragraphs as it seeks to improve road safety and to promote walking and cycling through improved infrastructure while only leading to proposals being refused where there was an unacceptable impact on highway safety or there was a severe impact on the road network.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p><b>POLICY CW11: HIGHWAY SAFETY</b> contributes to the achievement of sustainable development by performing an environmental and social role by promoting a safer, more environmentally friendly transport network.</p>

<p><b>Cannock Wood Neighbourhood Plan Policy</b></p>	<p><b>POLICY CW12: COMMUNITY ASSETS</b></p> <p>Community assets of importance to the life and enjoyment of the local community are shown on the map at Figure 9. Development proposals that will enhance the viability and/or community value of the assets shown in Figure 9 or any others subsequently added Cannock Chase District Council’s list of Assets of Community Value will be supported as long as it is not detrimental to the character of the Parish. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset or the ongoing delivery of the community value of the asset is no longer financially viable.</p>
<p><b>Cannock Chase Core Strategy Policy</b></p>	<p><b>Policy CP5 - Social Inclusion and Healthy Living</b> commits the Council to working towards infrastructure to support social inclusion and healthy living in the District and requires, subject to viability, proposals to “have regard to health and contribute to provision of infrastructure, design and layout which supports social inclusion and healthy living for sustainable communities.” The policy identifies key elements of this infrastructure including</p> <ul style="list-style-type: none"> <li>• Health facilities</li> <li>• Education facilities</li> <li>• Parks, open spaces and woodlands, play areas and allotments facilities</li> <li>• Playing pitches, golf courses and facilities for athletics, tennis and bowling</li> <li>• Cemetery/crematorium</li> <li>• Cycling/pedestrian routes and pathways</li> <li>• Indoor sport and physical activity facilities including sports halls and swimming pools</li> <li>• Cultural and community facilities and leisure/activity opportunities</li> <li>• Other buildings for community use including places for worship and public houses</li> <li>• Local shopping facilities</li> </ul>
<p><b>Comment</b></p>	<p><b>POLICY CW12: COMMUNITY ASSETS</b> is in general conformity with this policy as it seeks to limit the loss of important community facilities which form part of the infrastructure needed to support social inclusion and healthy living in the Parish and beyond.</p>

<p><b>National Planning Policy Framework</b></p>	<p>84. requires planning policies to enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>93. So as to provide the social, recreational and cultural facilities and services the community needs, this paragraph requires planning policies plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments, guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</p> <p><b>POLICY CW12: COMMUNITY ASSETS</b> is in conformity with these paragraphs as it seeks to promote the retention of such facilities.</p>
<p><b>Contribution to the Achievement of Sustainable Development</b></p>	<p><b>POLICY CW12: COMMUNITY ASSETS</b> contributes to the achievement of sustainable development by performing a social role supporting strong, vibrant and healthy communities by protecting important facilities that reflect the community’s needs and form part of the infrastructure needed to support social inclusion and healthy living in the Parish and beyond.</p>





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Figure 9: Proposed Assets of Community Value

<p><b>Cannock Wood Neighbourhood Plan Policy</b></p>	<p><b>POLICY CW<sub>13</sub>: PUBLIC REALM AND OPEN SPACES</b></p> <p>Proposals for alterations, which include maintenance, cleaning, appearance, safety and condition of the public realm and open spaces will be supported provided they are in keeping with the character of the area as described in the Character Assessment and are informed where appropriate by the Design Code. Public Realm includes road, pavement, grass verges, street furniture, the playing field and other public areas.</p>
<p><b>Cannock Chase Core Strategy Policy</b></p>	<p><b>Policy CP<sub>3</sub> - Chase Shaping – Design</b> requires high standards of design that reflect local identity, complement and enhance the character and appearance of the local area and reinforce local distinctiveness as well as relating well within the development and to existing buildings and their surroundings in terms of layout, density, access, scale, appearance, landscaping and materials based upon an understanding of the context of the site; integrate with existing trees, hedges and landscape features of amenity value and preserve and enhance the landscape, scenic beauty and character of the Area of Outstanding Natural Beauty and its setting through the careful design of new development.</p> <p><b>Policy CP<sub>4</sub> - Neighbourhood-Led Planning</b> supports neighbourhood planning in general and lists options for Neighbourhood Planning Groups including: Design Statement - to describe the distinctive characteristics of the locality, and provide design guidance to influence future development;</p>
<p><b>Comment</b></p>	<p><b>POLICY CW<sub>13</sub>: PUBLIC REALM AND OPEN SPACES</b> is in general conformity with these policies as it promotes good design in the public realm and open spaces and lists a number of elements of design which should be considered by proposals including local character and appearance and uses a Character Assessment to describe the distinctive character of the area and a Design Code to provide specific design guidance for proposals in the area.</p>
<p><b>National Planning Policy Framework</b></p>	<p>20. states that Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, including making sufficient provision for conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.</p> <p>130. requires planning policies to ensure that developments are visually attractive as a result of good layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, using the arrangement of streets,</p>

	<p>spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>174. requires planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services;</p> <p><b>POLICY CW<sub>13</sub>: PUBLIC REALM AND OPEN SPACES</b> is in conformity with these paragraphs as it supports proposals to streets, the playing field and other public areas where such proposals are visually attractive and protect, enhance and respond positively to the character and heritage of the natural and built environment including landscape character and biodiversity (for example on grass verges).</p>
<p><b>Contribution to the Achievement of Sustainable Development</b></p>	<p><b>POLICY CW<sub>13</sub>: PUBLIC REALM AND OPEN SPACES</b> contributes to the achievement of sustainable development by performing an environmental role by protecting and enhancing assets of the built and natural environment</p>

<p><b>Cannock Wood Neighbourhood Plan Policy</b></p>	<p><b>POLICY CW<sub>14</sub>: VILLAGE BOUNDARY</b></p> <p>In the Cannock Chase District Council Local Plan Part 1, 2014, Policies Map, the Main Settlement is excluded from the Green Belt by a Settlement Boundary. The rest of the Parish lies inside the Green Belt. Any development outside the Settlement Boundary and therefore lying within the Green Belt will have to demonstrate exceptional circumstances, as well as evidenced need and must be in conformity with other policies in this Plan, the adopted Local Plan and the National Planning Policy Framework.</p>
<p><b>Cannock Chase Core Strategy Policy</b></p>	<p><b>Policy CP<sub>1</sub> - Strategy</b> states that the extent of the urban areas will be constrained by the Green Belt Boundary as defined on the Policies Map. It requires development proposals at locations within the Green Belt to be assessed against the NPPF and Policy CP<sub>14</sub>.</p> <p><b>Policy CP<sub>3</sub> - Chase Shaping – Design</b> requires development proposals in the Green Belt to show how the proposal forms appropriate development within the Green Belt to a design in keeping with its surroundings.</p> <p><b>CP<sub>6</sub> – Housing Land</b> states that housing proposals at locations within the Green Belt will be assessed against the NPPF and Policies CP<sub>12</sub> and CP<sub>14</sub>.</p> <p><b>Policy CP<sub>12</sub> - Biodiversity and Geodiversity</b> requires the District’s biodiversity and geodiversity assets to be protected, conserved and enhanced</p> <p><b>Policy CP<sub>14</sub> - Landscape Character and Cannock Chase Area of Outstanding Natural Beauty (AONB)</b> requires the District’s landscape character will be protected, conserved and enhanced</p>
<p><b>Comment</b></p>	<p><b>POLICY CW<sub>14</sub>: VILLAGE BOUNDARY</b> is in general conformity with these policies as it protects the Green Belt from inappropriate development and requires any proposals in the Green Belt to be exceptional and to meet other policies within the Local Plan and Neighbourhood Plan including those policies which require the protection, conservation and enhancement of the area’s biodiversity, geodiversity and landscape character.</p>
<p><b>National Planning Policy</b></p>	<p>137 states that the fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open</p>

<p><b>Framework</b></p>	<p>138 lists the five purposes of the Green Belt:</p> <ul style="list-style-type: none"> <li>a) to check the unrestricted sprawl of large built-up areas;</li> <li>b) to prevent neighbouring towns merging into one another;</li> <li>c) to assist in safeguarding the countryside from encroachment;</li> <li>d) to preserve the setting and special character of historic towns; and</li> <li>e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul> <p>147 defines inappropriate development as harmful to the Green Belt and states that it should not be approved except in very special circumstances</p> <p>148 requires substantial weight be given to the Green Belt when considering applications and states that very special circumstances will only exist where other considerations clearly outweigh any harm to the Green Belt from a proposal</p> <p>149 outlines the exceptions to regarding the construction of new buildings as inappropriate</p> <p>150 lists other types of development that may not be inappropriate provided they preserve the purposes of Green Belt and don't conflict with the purposes of land contained within it.</p> <p><b>POLICY CW14: VILLAGE BOUNDARY</b> is in conformity with these paragraphs as it supports the aim of the Green Belt by keeping land permanently open and stops sprawl, attaches great weight to the Green Belt and requires proposals in the Green Belt to demonstrate exceptional circumstances as well as evidenced need and be in conformity with other Local Plan and Neighbourhood Plan policies.</p>
<p><b>Contribution to the Achievement of Sustainable Development</b></p>	<p><b>POLICY CW14: VILLAGE BOUNDARY</b> contributes to the achievement of sustainable development by performing an environmental role by protecting the natural environment.</p>

#### **4.4 BASIC CONDITION 4 - BE COMPATIBLE WITH EU OBLIGATIONS**

Brexit and SEA requirements.

The UK left the EU on 31st January 2020. Under the UK-EU withdrawal agreement, a transition period ended on 31st December 2020, during which time all EU law continued to apply to the UK. Beyond the transition period, the SEA Regulations, which previously implemented the requirements of the SEA Directive in England, will continue to apply as before unless and until new legislation is introduced.

A Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening was undertaken by Cannock Wood Parish Council with help from PlanSpace Planning and Urban Design Consultants. The screening confirms that a Strategic Environmental Assessment and Habitats Regulations Assessment are not required for this Plan. The screening was submitted to the statutory environmental bodies (English Heritage, Natural England and the Environment Agency) and the final screening report has been submitted with the Plan.

The Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.

#### **4.5 BASIC CONDITION 5 - COMPLIANCE WITH PRESCRIBED MATTERS**

There are no other prescribed matters.



## APPENDIX 1 – AREA DESIGNATION



### Cannock Wood Neighbourhood Area Designation

**Cannock Wood Parish Council** applied to Cannock Chase Council for land within the District Council boundary to be designated as a Neighbourhood Area in May 2019 (in accordance with Regulation 5 of The Neighbourhood Planning Regulations 2012, as amended). The following information was provided to support the application and is available to view at [www.cannockchasedc.gov.uk/planningpolicy](http://www.cannockchasedc.gov.uk/planningpolicy):

- A map of the proposed Neighbourhood Area
- An application form submitted by the Parish Council to the District Council, including statements on why the area was appropriate for designation and that the organisation making the application was a 'relevant body'.

The application for the Neighbourhood Area designation was for the whole of the Cannock Wood Parish only. The District Council is therefore required to designate the Neighbourhood Area as requested and no public consultation on the application is required (in accordance with the Neighbourhood Planning Regulations (2012, as amended) Regulation 5A).

On the 6<sup>th</sup> June 2019, Cannock Chase Council (via delegated authority) resolved to designate the Cannock Wood Parish as the **Cannock Wood Neighbourhood Area**.

For further information please go to [www.cannockchasedc.gov.uk/planningpolicy](http://www.cannockchasedc.gov.uk/planningpolicy) or telephone 01543 462621 and ask for Planning Policy.



## APPENDIX 2 - STRATEGIC POLICIES RELEVANT TO CANNOCK WOOD NEIGHBOURHOOD PLAN

Relevant Strategic Policies from the Cannock Chase Core Strategy, Cannock chase Local Plan (Part 1) 2014, Section 1	
<p><b>Policy CP3 - Chase Shaping - Design</b></p>	<p><i>Supports all objectives</i></p> <p>High standards of design of buildings and spaces which contribute to meeting the Vision for the District inspired by the nationally recognised environment of Cannock Chase and reflecting local identity will be expected in all development. Opportunities for the enhancement of town and local centres and other public open space will be maximised including designing out crime and antisocial behaviour. Mixed uses will be promoted within well-used attractive places designed to appeal to people of all ages regardless of their level of personal mobility, seeking to instil a sense of pride and safety in all those who use them. Opportunities to contribute to energy efficiency and renewable and low carbon energy generation will be encouraged as an element of good design. Well-designed new development which addresses relevant issues will be considered favourably without delay unless material considerations indicate otherwise.</p> <p><b>The following key requirements of high quality design will need to be addressed in development proposals:</b></p> <ul style="list-style-type: none"> <li>• Consider design imaginatively in its context, complementing and enhancing the character and appearance of the local area and reinforcing local distinctiveness (see also Policies CP14 and CP15);</li> <li>• Be well-related within the development and to existing buildings and their surroundings in terms of layout, density, access, scale, appearance, landscaping and materials based upon an understanding of the context of the site and appropriate professional expertise;</li> <li>• Successfully integrate with existing trees, hedges and landscape features of amenity value and employ measures to enhance biodiversity and green the built environment with new planting designed to enhance local distinctiveness (see also Policy CP12);</li> <li>• Conserve and enhance the local historic environment including reuse of buildings and sympathetic repair, using the historic environment as a stimulus to high quality design and enhancing local character and distinctiveness(see also Policy CP15);</li> <li>• Incorporate measures to design out crime and anti-social behaviour based upon Police guidance (currently ‘Secured by Design’ initiatives and Parkmark standards)</li> <li>• Protect the amenity enjoyed by existing properties including supporting mixed uses whilst avoiding incompatible ones and have regard to existing uses with potential to generate</li> </ul>



pollution which could have an unacceptably detrimental effect on proposed development (see also Policy CP16)

- Promote appropriate design and uses in town centres with ‘active’ street frontages and high quality public space to ensure centres are well used and cared for with convenient attractive town centre parking
- Promote ease of access and mobility within the development and from its surroundings, contributing to a network of attractive, well-connected spaces in sustainable locations with the safety of pedestrians, cyclists and other road users in mind(see also Policy CP10)
- Optimise promotion of ‘active design’ increasing opportunities for physical activity and community interaction(see also Policy CP5)
- Optimise opportunities to minimise resource use, mitigate climate change impact and maximise energy efficiency to ensure delivery of sustainable design and construction (see also Policies CP1, CP10 and CP16);
- Show how the proposal forms appropriate development within the Green Belt to a design in keeping with its surroundings (see also Policy CP14);
- Preserve and enhance the landscape, scenic beauty and character of the Area of Outstanding Natural Beauty and its setting through the careful design of new development (see also Policy CP13).
- Involve the sympathetic design of high quality communications infrastructure

A Cannock Chase District Design Guide will be prepared as a Supplementary Planning Document. It will describe the District Profile including distinct character areas based upon survey work and community involvement and set out detailed design guidance and good practice for a wide range of development in support of Local Plan policies. There will be particular emphasis on issues of climate change and sustainable resource use and it will identify where developer contributions may be sought. Its application will be particularly important in guiding development at strategic sites, comprehensive improvements to poor quality estates and in bringing greater cohesion to areas of poor or mediocre townscape to provide greater definition between communities. The ongoing maintenance and upkeep of new developments will be a key consideration in order to prevent the decline of an area and a management plan may be a requirement of new proposals. The means of enhancement of key routes (e.g. A5 corridor) and conservation of those parts of the District which are of local significance for their well-established built form and mature landscaped setting (e.g. Etchinghill area of Rugeley and New Penkridge Road area of Cannock) will also be addressed. A Local Design Review Panel will provide assessment of design-sensitive development proposals in support of high standards of design. Existing Supplementary Planning Guidance and Documents on Residential Design and

	<p>Extensions and Trees, Landscape and Development will be referred to until absorbed into and replaced by the District Design Guide SPD. Other Supplementary Planning Documents will set out specific requirements of Development Management for the different areas and communities within the District.</p> <p><b>Specific guidance will be produced where necessary including the following:</b></p> <ul style="list-style-type: none"> <li>• <b>Urban extensions</b> - development briefs to maximise design potential and consider key issues including contributing to limiting climate change;</li> <li>• <b>Conservation Areas</b> - Conservation Area Management Plans to manage change whilst protecting and enhancing the best of the District’s built heritage;</li> <li>• <b>Cannock Town Centre</b> - Development brief or Area Action Plan to ensure town centre expansion plans make a positive contribution to the District’s Strategic Sub-Regional Centre;</li> <li>• <b>Norton Canes</b> - Development brief for environment and service improvements in its centre and improved linkage to Chasewater;</li> <li>• <b>Upgrading of existing employment areas in the Green Belt</b> - (see also Policy CP8).</li> <li>• <b>Reuse of rural buildings</b> - including good practice design guidance.</li> </ul>
<p><b>Policy CP4 - Neighbourhood -Led Planning</b></p>	<p><b><i>Policy CP4 - Neighbourhood-Led Planning</i></b>  <i>Supports all objectives</i></p> <p>Increased opportunities are available for community and neighbourhood planning processes to be proposed by town and parish councils or ‘neighbourhood forums’ agreed by the Council as Local Planning Authority.</p> <p><b>Cannock Chase Council will help facilitate such processes where they:</b></p> <ol style="list-style-type: none"> <li>1. Are in general conformity with the strategic policies of the Local Plan;</li> <li>2. Accord with national policy in the NPPF; and</li> <li>3. Are compatible with EU obligations and human rights requirements.</li> </ol> <p>The Council, as local planning authority, will provide an early view where proposals meet these three criteria on the most appropriate way of achieving the communities aims.</p> <p><b>Options might include:</b></p> <ol style="list-style-type: none"> <li>1. <b>Parish Plan</b> - to describe how residents wish to see their area develop over the next few years, over a range of issues;</li> <li>2. <b>Design Statement</b> - to describe the distinctive characteristics of the locality, and provide design guidance to influence future development;</li> <li>3. <b>Neighbourhood Development Plan</b> - to establish general planning policies for the development and use of land in a neighbourhood;</li> <li>4. <b>Neighbourhood Development Order</b> - to permit the development they want to see -</li> </ol>

	<p>in full or in outline - without the need for planning applications;</p> <p><b>5. Community Right to Build Order</b> - to allow certain community organisations to bring forward smaller-scale development on a specific site, without the need for planning permission. Any benefit from this development stays within the community to be used for the community's benefit. Community right to build orders are subject to a limited number of exclusions, such as proposals needing to fall below certain thresholds so that an Environmental Impact Assessment is not required.</p> <p>The Council will, where invited and subject to available resources, assist by advising on proposals as appropriate, including any conditions which need to be met to ensure legal compliance and policy conformity.</p> <p>In the case of neighbourhood development plans or orders or community right to build orders (3 to 5) the Council will help by arranging for an independent qualified person to check that they appropriately meet these conditions as required under the Localism Act.</p> <p>Subject to passing this inspection, the Council will further assist by organising the referendum, under which a majority of votes must be obtained before proposals can come into force. If <b><i>proposals pass the referendum, the Council will as local planning authority bring them into force.</i></b></p>
<p><b>Policy CP5 - Social Inclusion and Healthy Living</b></p>	<p><b><i>Particularly supports objectives 1 Promote pride in attractive, safe local communities, 2 Create healthy living opportunities across the District, 4 Encourage a vibrant local economy and workforce, 5 Encourage sustainable transport infrastructure and 7 Provide well managed and appreciated environments.</i></b></p> <p>The Council will work with public, private and third sector partners to ensure that appropriate levels of infrastructure are provided to support social inclusion and healthy living in the District. Subject to viability, development proposals will be required to have regard to the wider determinants of health and make a positive contribution to provision of infrastructure, design and layout which supports social inclusion and healthy living for sustainable communities.</p> <p>The key elements of this infrastructure include the items identified immediately below. The Council will work with applicants to identify and agree which of those elements of infrastructure are directly related to the proposed development (and are not already fully funded from other sources) and seek to agree an appropriate level of contribution.</p> <ul style="list-style-type: none"> <li>• Health facilities</li> <li>• Education facilities</li> <li>• Parks, open spaces and woodlands, play areas and allotments facilities (see also Policy CP12)</li> <li>• Playing pitches, golf courses and facilities for athletics, tennis and bowling</li> </ul>

- Cemetery/crematorium
- Cycling/pedestrian routes and pathways
- Indoor sport and physical activity facilities including sports halls and swimming pools
- Cultural and community facilities and leisure/activity opportunities
- Other buildings for community use including places for worship and public houses
- Local shopping facilities

Informed by assessments of quantity, quality and accessibility of facilities (which will be reviewed at regular intervals), new developments will be required to support the provision of wholly new facilities and/or protect or make improvements to existing facilities, including improvements to their accessibility and supporting their future maintenance. This will be delivered through a combination of Community Infrastructure Levy monies as well as on and off site direct provision (via Section 106 agreements and good urban design). Land for provision of new facilities will be required to be made available in connection with major developments, which may also need to address existing local deficiencies in provision. All developments should incorporate appropriate open space features relative to their scale as part of a good urban design approach (see Policy CP3). Developments of 50 dwellings or more will be expected to provide an additional element of on-site open space recreation provision to serve them, assisting mitigation of impacts upon the Cannock Chase SAC (see Policy CP13). The standards of provision of open space, sport and recreation facilities will be identified in a Supplementary Planning Document linked to updated requirements for developer contributions. The standards of provision will also be used to identify whether existing land and/or buildings need to be retained for the benefit of the community, either in their existing use(s) or some alternative community use (or shared space). Existing open spaces across the whole range of formal and informal typologies are identified as 'Green Space Network' on the Policies Map which will be updated as part of Local Plan Part 2. Further allocations of formal and informal spaces will be addressed via Local Plan Part 2, including the former Cannock Stadium Site which will be allocated for use as public open space and sport and leisure purposes. All open spaces, sport and recreational facilities, both existing and proposed, are subject to the policies and requirements of national planning policy and with reference to Policy CP13 regardless of whether they are designated on the Policies Map.

**There will be a presumption against the loss of other green space network sites and community buildings (that are not subject to the above national policy requirements) unless they are surplus and clearly no longer required to meet demand for any of the identified purposes or:**

- the wider sustainability benefits or major community benefits delivered by the proposal outweigh the loss (taking into account the value of the site);

	<ul style="list-style-type: none"> <li>• appropriate mitigation measures and/or replacement space/facilities, equivalent or better in terms of quantity, quality and accessibility, can be provided to compensate for loss of the site and its value</li> </ul>
<p><b>Policy CP6 - Housing Land</b></p>	<p><i>Particularly supports objective 3 Provide for housing choice</i></p> <p>As part of a Southern Staffordshire strategy to deliver 19,800 houses in Tamworth Borough, Lichfield District and Cannock Chase District between 2006 and 2028, land is identified in Cannock Chase District for 5,300 new houses.</p> <p><b>Land identified includes:</b></p> <p><b>1. 1,625 new houses completed 2006-2012.</b></p> <p><b>2. 2,350 new houses on urban sites</b> identified by the Strategic Housing Land Availability Assessment 2012 (SHLAA) in the following proportions: (66%) in Cannock, Hednesford and Heath Hayes, (29%) in Rugeley and Brereton and (5%) in Norton Canes. This figure includes discounts and windfall allowances evidenced in the SHLAA.</p> <p><b>3. A strategic site allocated for an urban extension on land west of Pye Green Road for 750 new houses</b> to be delivered as identified in the housing trajectory (identified on the Policies Map and Key Diagram and elaborated in an adopted development brief). In addition there is potential for the site's capacity to increase to 900 dwellings, consistent with the site's strategic allocation.</p> <p><b>4. Urban extension south of Norton Canes on land identified for up to 670 houses</b> including land off Butts Lane/Walsall Road for a mixed development including up to 450 houses and 2ha of employment land (with planning approval), land off Walsall Road and land at the former Greyhound Stadium to be phased over the plan period (identified on the Key Diagram).</p> <p><b>A strategic development allocation to the east of Rugeley within the Lichfield District Local Plan assists in meeting the housing needs arising in Rugeley and Brereton</b> in line with the south-east Staffordshire strategy.</p> <p>Land removed from the Green Belt and identified on the Policies Map as safeguarded for longer term development under the Local Plan 1997 (known as Land East of Wimblebury Road, Heath Hayes), will continue to be safeguarded for potential development beyond the plan period subject to consideration within Local Plan (Part 2 - if appropriate) and/or a Local Plan review or replacement. The appropriateness of the Green Belt boundary at this site will be assessed as part of Local Plan Part 2.</p> <p>Within all town centres housing proposals will be encouraged as part of mixed use developments or to provide effective use of upper floors of buildings. Housing proposals within a defined village settlement boundary shown on the Policies Map will be limited to</p>

	<p>small infill sites which accord with sustainable development principles identified in the NPPF and the strategic approach defined in Policy CP1 and other Local Plan Policies as appropriate. Housing proposals at locations within the Green Belt will be assessed against the NPPF and Policies CP12 and CP14. All housing development will be required to contribute to SAC mitigation via either on-site provision of natural green space or developer contributions for off-site provision or other mitigating measures.</p> <p>The release of land for housing will be managed in order to achieve the re-use of previously developed land within the built-up areas and a balanced delivery guided by the District housing trajectory (Appendix B) over the plan period. Annual housing completions will be monitored and a minimum five year plus 5% housing land supply ensured. If monitoring identifies persistent under delivery of housing, a minimum five year plus 20% land supply will be provided. The annual review of the SHLAA and Authorities Monitoring Report (AMR) provide the mechanisms for monitoring. The SHLAA process, which involves house building professionals via the SHLAA Panel, will also help facilitate the advancement of sites into the five year deliverable supply. Alongside the SHLAA process, the Council will continue to positively engage with developers in bringing sites into the five year supply as part of the development management process. This includes positive consideration of sites not currently identified in the SHLAA (windfalls). Where the SHLAA identifies a shortfall in the five year deliverable supply of housing land, measured against the requirements of the NPPF, the Council will undertake measures to unlock existing planning permissions and bring forward currently non-consented/unallocated sites. A range of measures can be employed which include:</p> <ul style="list-style-type: none"> <li>• Working positively with developers to overcome site specific constraints (including those related to viability);</li> <li>• Actively considering joint working on Council-led ventures, where it is practicable;</li> <li>• A positive approach to the redevelopment of appropriate existing employment sites for housing (see Policy CP8).</li> </ul> <p>In accordance with CP1, housing developments will be managed in line with all other Core Strategy policies and monitoring of the Objectives.</p>
<p><b>Policy CP7 - Housing Choice</b></p>	<p><b><i>Particularly supports objective 3 Provide for housing choice.</i></b></p> <p>Housing Choice will be encouraged by the following measures and elaborated within a Supplementary Planning Document.</p> <p>Affordable Housing</p> <p><b>In recognition of a net annual need for 197 affordable homes in Cannock Chase District the Council prioritises provision via a combination of the following measures:</b></p>

- Initially based on viability evidence produced in 2013, 20% affordable housing being provided by commercial house builders on developments of 15 or more units;
- On smaller sites of fewer than 15 units and exceptionally on sites of 15 or more units, financial contributions based on the formula in the evidence on viability to be made to delivery on other sites;
- Re-development of poor quality Council Housing estates;
- Registered Providers' own investment programmes in new build and acquisitions.

The overall target for affordable housing provision on commercial house builder's sites will be reviewed when evidence of changes in market conditions indicates this to be appropriate. Details will be elaborated in a Housing Choices SPD. Individual site viability issues will be considered in the context of the above evidence.

Delivery on commercial house builders' sites or the alternative of pro-rata financial contributions will be secured by conditions imposed on the grant of planning permissions or the completion of planning obligations. Where sites have a construction programme which is proposed to extend beyond 2 years, the planning obligation will provide for the affordable housing component of later phases to be reviewed based on updated viability evidence which may result in an increase of the affordable housing requirement.

#### Balanced Housing Markets

New housing development should provide for a mix of housing sizes, types and tenure which meet the needs and aspirations of the current and future population, informed by the Strategic Housing Market Assessment.

#### **Particular attention will be given to restoring balance in the housing market during the plan period by encouraging increases in the following types of provision:**

- Smaller dwellings suited to younger people
- Housing suitable for households with specific needs,
- Larger 3 and 4 bedroom houses, including to meet aspirational needs.

This position will be managed should balance be shown to be restored during the plan period.

#### Housing an Ageing Population

A range of housing options will be encouraged through development applications which provide for choice in homes for the elderly covering a range of housing and care options, within both C2 and C3 class uses. This will include developments meeting 'lifetime homes' and 'lifetime communities' standards which help enable independent living, sheltered housing where some

	<p>support is required, care homes and ‘extra care’ developments containing structured community areas and medical support on site.</p> <p>Gypsies, Travellers and Travelling Showpeople  Provision for Gypsies, Travellers and Travelling Showpeople will be made through the allocation of sites in Local Plan Part 2 to ensure a five year supply of suitable land is maintained for the plan period in accordance with the NPPF. The Cannock Chase Gypsy and Traveller Accommodation Assessment 2012 will be used as a basis for levels of provision within the District requiring 41 additional residential pitches and four Travelling Showpeople plots over the plan period and five transit pitches as follows:</p> <p><b>Residential Pitches Travelling Showpeople plots Transit pitches</b>  2012-18 22 3  2018-23 10 1  2023-28 9 0  2012-28 41 4 5</p> <p>A broad area of search for such sites, matching travel patterns and based along the A5 road corridor, is identified in the Key Diagram. The Council will seek to locate sites and determine planning applications in accordance with the NPPF, including within reasonable proximity of existing settlements and with access to shops, schools and other community facilities. Sites should provide adequate space for vehicles and appropriate highway access. Transit sites for gypsies and travellers will be provided in appropriate locations related to the current working patterns of the travelling community. In accordance with CP1, development proposals will be considered in line with other relevant Local Plan policies. If the monitoring of supply against targets identifies a shortfall and/or additional demand comes forward, the Council will work positively with the Gypsy, Traveller, Travelling Showpeople communities and landowners within the broad area of search to bring forward additional pitches/plots. If necessary, a formal review of requirements and site allocations will be undertaken no later than 2021.</p>
<p><b>Policy CP10 - Sustainable Transport</b></p>	<p><i>Particularly supports Objectives 2 Create healthy living opportunities across the District, 3 Provide for housing choice, Encourage a vibrant local economy and workforce, 5 Encourage sustainable transport infrastructure, 7 Provide well managed and appreciated environments, 6 Create attractive town centres and 8 Support a greener future.</i></p> <p>Cannock Chase Council will work with bus and rail operators, Staffordshire County Council, the West Midlands Integrated Transport Authority (Centro), Local Enterprise Partnerships (LEPs),</p>



local transport bodies and developers to help develop and promote sustainable transport modes that provide realistic alternatives to the car, and which help contribute to achieving national climate change targets and reduce air pollution. Developments will be expected to promote sustainable transport and where appropriate, developer contributions will be sought to support sustainable transport solutions elaborated in a Supplementary Planning Document and a Community Infrastructure Levy (CIL) charging schedule. Transport Assessments, Transport Statements or Travel Plans, will be prepared in accordance with DfT and LTA guidance for all developments that are likely to generate significant amounts of movement, to determine the measures required on the surrounding highway network to ensure necessary access by all transport modes. The strategic transport network and core public transport network for the District are identified on the Key Diagram and Figure 4.5A.

The Council will work with Staffordshire County Council to implement the Local Transport Plan 2011-2026, including the Cannock Chase District Integrated Transport Strategy. The latter will initially focus on delivering the Pye Green Valley Local Transport Package, Hednesford Town Centre regeneration and Chase Line improvements, followed by Rugeley Town Centre and Norton Canes Local Transport Package.

#### Buses

The retention and development of conventional and demand responsive bus services will be supported to assist people, including the disabled, those without access to a car and other disadvantaged groups in the District, to gain access to work, shopping, health, leisure, education and other facilities. Service provision to rectify network gaps and respond to new strategic growth will be particularly important.

#### Rail

**The continued development of the Birmingham-Walsall-Cannock-Hednesford-Rugeley, Chase Line rail service will be supported including the;**

- Reinstatement of withdrawn passenger services for the remainder of the West Midlands franchise until 2015 and beyond in a future franchise;
- Development of new passenger services, as an integral part of the CENTRO, Network West Midlands network and in accordance with the West Midlands Rail Development Plan and as part of any future franchise;
- Upgrade of the Chase Line including increased line speed, resignalling and electrification, including preparing or supporting funding bids;
- Introduction of improved local rail services, including enhanced frequency, increased

capacity and the restoration of direct services to Stafford and the introduction of new interregional services to Manchester and Liverpool;

- Promotion of the Crewe-Rugeley Trent Valley-London rail service;
  - Station infrastructure improvements, including the provision of staffed booking offices at Hednesford, Cannock and Rugeley Town, platform lengthening and improved disability access;
  - Conditional support for High Speed 2, subject to improvements to the Chase Line services and infrastructure to improve connectivity with Birmingham;
  - Integrated bus/rail interchange facilities at Cannock, Hednesford and Rugeley.
- Initiatives to develop rail freight within the District will be supported in accordance with national and sub-regional transport policy in particular protection of existing or potential freight interchange sites from prejudicial development. In particular, the promotion of the Mid-Cannock site as a road/rail interchange depot is supported. Route safeguarding will also be applied to inland waterways and wharfage that could be used for transporting minerals.

#### Roads

Development contributions will be sought to support key road infrastructure improvements including the Churchbridge A5/M6T/A460/A34, and North St/A5 junction upgrades as promoted by the Highways Agency; the A460 dualling and Five Ways Island, Heath Hayes. Development proposals will need to take into account traffic generation and any implications for the Bridgtown Air Quality Management Area (AQMA) and for the Churchbridge junction, including appropriate mitigation.

#### Walking

Measures to improve or provide facilities for pedestrians that are safe, secure, direct, convenient and attractive will be supported, including Rights of Way. Walking will be promoted through the development of a network of pedestrian routes linked to the Green Space Network (Policy CP7 and CP14) and by the provision of pedestrian priority, pedestrianisation and traffic-calming schemes.

#### **In particular priority will be given to improve or provide pedestrian facilities that:**

- link town centres, rail and bus stations, residential and employment areas, schools, community facilities, recreational areas and public open space;
- provide access for recreational purposes in the countryside, using paths, bridle-ways, canal towpaths and former railway lines;

	<ul style="list-style-type: none"> <li>• meet the needs of people with impaired mobility.</li> </ul> <p>Cycling  <b>The Council, in conjunction with Sustrans, the Highway Authority and developers, will seek to complete and add to the District’s strategic cycle network as identified on the Policies Map and introduce measures to improve and provide facilities for cyclists including:</b></p> <ul style="list-style-type: none"> <li>• the provision of segregated cycling routes within new commercial and residential development (in excess of 200 dwellings);</li> <li>• the provision of demarcated cycle corridors and cycle crossings in existing highways, new road schemes, traffic management and traffic calming schemes;</li> <li>• the provision of secure cycle parking facilities in town centres, railway stations and new retail development creating at least 2,500sqm gross trading floor space;</li> <li>• the provision of secure cycle parking, showers and lockers at all new major employment sites, existing commercial premises, as part of a Travel Plan submitted under the requirements of a planning application.</li> </ul> <p>Taxi Ranks  The provision of on-street parking places for Hackney Carriage vehicles will be supported in places of high demand, provided that these are at safe locations and do not disadvantage other public transport users, cyclists, pedestrians or the mobility-impaired.</p> <p>Car Parking and Servicing  Local parking standards and servicing standards will be detailed in Local Plan Part 2.</p>
<p><b>Policy CP12 - Biodiversity and Geodiversity</b></p>	<p><i>Particularly supports objectives 1 Promote pride in attractive, safe, local communities, 2 Create healthy living opportunities across the District and 7 Provide well managed and appreciated environments.</i></p> <p><b>The Districts biodiversity and geodiversity assets will be protected, conserved and enhanced via:</b></p> <ul style="list-style-type: none"> <li>• the safeguarding from damaging development of ecological and geological sites, priority habitats and species and areas of importance for enhancing biodiversity, including appropriate buffer zones, according to their international, national and local status. Development will not be permitted where significant harm from development cannot be avoided, adequately mitigated or compensated for;</li> <li>• support for the protection, conservation and enhancement of existing green infrastructure</li> </ul>

to facilitate robust wildlife habitats and corridors at a local and regional scale (particularly to complement Policy CP16);

- supporting and promoting initiatives for the restoration and creation of priority habitats and recovery of priority species and the provision of new spaces and networks to extend existing green infrastructure;
- supporting development proposals that assist the delivery of national, regional and local Biodiversity and Geodiversity Action Plan (LBAP/GAP) targets by the appropriate protection, incorporation and management of natural features and priority species;
- the promotion of effective stewardship and management across the District to contribute to ecological and geological enhancements.

Key local strategic assets, including the Hednesford Hills and Local Nature Reserves, will continue to be managed positively in accordance with relevant management plans and opportunities for enhancements to all sites via better management will be promoted. Opportunities to enhance the Etchinghill Local Geological Site will also be promoted. Plans and initiatives such as the Local Biodiversity Action Plan (including the Local Biodiversity Opportunity Map), the Forest of Mercia, and any successors aiming for improved green infrastructure provision that is rich in biodiversity will be supported. Priority habitats for the District to promote via local biodiversity opportunity mapping include grassland, heathland, wetland and woodland. A key cross-boundary priority area for enhancing heathland exists between Cannock Chase and Sutton Park.

Internationally and nationally important sites or species will receive the highest levels of protection. Developments resulting in potential direct and indirect impacts upon an international site will be determined in accordance with the Conservation of Habitats and Species Regulations (see CP13). Developments adversely affecting a national site will only be permitted in exceptional circumstances and with the provision of appropriate compensation. Planning permission will be refused for developments resulting in the loss of or adverse effects upon a locally designated site, ancient woodland, veteran trees or priority biodiversity habitat unless:

- there is no alternative suitable site for the proposal and;
- the need for and the wider sustainability benefits of the proposal outweigh its adverse impacts taking into account the value of the site and;
- appropriate mitigation measures or new benefits can be provided to compensate for the loss

Developments must have regard to the movement of wildlife via linear corridors and 'stepping stones', minimising any adverse impacts as far as possible. Local sites form an important part of the District's green infrastructure and will be protected (see also Policy CP7). Full consideration

	<p>should be given to the designing of biodiversity into development schemes via site layout, features such as sustainable drainage systems, green roofs and small scale green infrastructure including private gardens, hedgerows and trees and green road frontages. The Local Plan (Part 2) and further Supplementary Planning Documents will provide further site-level implementation and guidance on measures that can be taken to enhance local features, including developer contributions where appropriate to support local priorities. The Policies Map shows locally designated sites which are up-to date as at the time of publication, but these are subject to ongoing review so the most up-to-date position should be obtained via consultation with the Council and Staffordshire Ecological Record. Newly recognised designations not mapped at the time of the Local Plan adoption will be treated as falling within the scope of policy.</p>
<p><b>Policy CP13 - Cannock Chase Special Area of Conservation (SAC)</b></p>	<p><i>Particularly supports objective 7 Provide well managed and appreciated environments.</i></p> <p>Development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the European Site network and the effects cannot be mitigated. To be in accordance with the Local Plan and for detailed development proposals to be permitted, the issues raised in any relevant Habitat Regulations Assessments should be taken into account by developers.</p> <p>In order to retain the integrity of the Cannock Chase Special Area of Conservation (SAC) all development within Cannock Chase District that leads to a net increase in dwellings will be required to mitigate adverse effects. The ongoing work by relevant partner authorities will develop a Mitigation and Implementation Strategy (SPD). This may include contributions to habitat management; access management and visitor infrastructure; publicity, education and awareness raising; provision of Suitable Alternative Natural Green Space (SANGS) within development sites where they can be accommodated and where they cannot by contributions to off-site alternative green space; and measures to encourage sustainable travel.</p> <p>The effective avoidance and/or mitigation of any identified adverse effects must be demonstrated and secured prior to approval of the development. This policy has jurisdiction over developments within Cannock Chase District only; however it will be implemented jointly with neighbouring authorities via the application of complementary policies in partner Local Plans as appropriate.</p>
<p><b>Policy CP14 - Landscape Character and Cannock Chase</b></p>	<p><i>Particularly supports objectives 2 Create healthy living opportunities across the District and 7 Provide well managed and appreciated environments.</i></p> <p><b>The District's landscape character will be protected, conserved and enhanced via:</b></p> <ul style="list-style-type: none"> <li>• The consideration of landscape character in all development proposals in order to protect and conserve locally distinctive qualities, rural openness and sense of place and maximise opportunities for restoring, strengthening and enhancing distinctive landscape features</li> </ul>

**Area  
of Outstanding  
Natural Beauty  
(AONB)**

including trees, woodland, canal corridors, sensitive edges of the rural areas and creating green infrastructure links in conjunction with new development. The reuse and sympathetic adaptation of existing buildings which make a positive contribution to their landscape setting will be supported (taking into account complementary Policies CP12 and CP15);

- Supporting development proposals within the AONB that are compatible with its management objectives, as set out in the AONB Management Plan. Unless, in exceptional circumstances, an overriding need that cannot be accommodated elsewhere can be demonstrated to be in the public interest and the sustainability benefits outweigh the detrimental effects, major developments will not be permitted. Good management of horse pasture will be encouraged in conjunction with landowners, including field boundary treatments and ‘gapping up’ of hedgerows to maintain habitats. Development of adjacent land forming the setting of the AONB will be expected to avoid an adverse impact on the landscape and scenic beauty of the area;
- Supporting development proposals across the rest of the District that help to facilitate the AONB Management Plan objectives, particularly the need to protect and enhance green infrastructure, including green roadsides, enhance green linkages and access where appropriate, ensure that tranquil areas (to be detailed in the District Design Guide SPD) retain this quality and ensuring mitigation of potential increased recreational pressures in accordance with Policy CP13. Proposals to enhance access to high quality open spaces, create missing links and connections to existing rights of way networks and ‘quiet lanes’ will be encouraged and initiatives pursued as resources permit;
- Seeking developer contributions where appropriate in support of the AONB and landscape character (as guided by the AONB Management Plan);
- Promote effective stewardship of key areas of green infrastructure, such as Local Green Space, and opportunities for enhancement in conjunction with landowners.

Development proposals, including those for appropriate development within the Green Belt, and land management practices within the AONB and on its fringes including the Hednesford Hills, must be sensitive to the distinctive landscape character and ensure they do not have an adverse impact upon their setting through design, layout or intensity. Development proposals for extensions to and replacements of existing buildings within the Green Belt will be expected to demonstrate sympathy with their location through size, appearance and landscape impact mitigation. The ground floor area of any proposed extension or replacement building should not normally exceed that of the original property by more than 50%. Positive consideration will be given to developments which enhance their setting and character within these parameters.

	<p>The AONB Management Plan, Landscape Character and Historic Environment Character Assessments (for both Cannock Chase District and Staffordshire County) provide an informed framework for the decision-making process, highlighting areas for conservation, strengthening and enhancements. The Cannock Chase-Sutton Park priority biodiversity and landscape area, the Forest of Mercia, cross-boundary measures to contribute to landscape enhancement of the River Trent corridor and local level initiatives associated with key delivery plans (e.g. Local Biodiversity Action Plan and specific local management plans) will assist in enhancing the landscape character and will be supported. Supplementary Planning Guidance will set out the information required from development schemes to demonstrate how they have taken these issues into account, including the District Profile (policy CP3). Consideration is being given to allocate land at Rawnsley Road/Rugeley Road, Rawnsley as Local Green Space.</p>
<p><b>Policy CP15 - Historic Environment</b></p>	<p><i>Particularly supports objectives 1 Promote pride in attractive, safe, local communities, 6 Create attractive town centres, 7 Provide well managed and appreciated environments and 8 Support a Greener Future.</i></p> <p><b>The District's Historic Environment will be protected and enhanced via:</b></p> <ul style="list-style-type: none"> <li>• the safeguarding of all historic sites, buildings, areas, archaeological remains, their settings and their historic landscape and townscape context according to their national or local status from developments harmful to their significance in order to sustain character, local distinctiveness and sense of place;</li> <li>• supporting and promoting development proposals that are sensitive to and inspired by their context and add value to the existing historic environment, landscape and townscape character by virtue of their use, layout, scale, appearance, landscaping and materials to ensure that the historic environment acts as a stimulus to high quality design based upon guidance set out in the Design SPD; planning standards may be applied in a flexible manner to maintain continuity within historic townscapes. Opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance will be considered;</li> <li>• supporting schemes which help to promote wider understanding and enjoyment of the historic environment by all members of the local and wider community, and wider social, cultural, economic and environmental benefits including continued use and enhancement of heritage assets most at risk;</li> <li>• maintaining an appropriate balance between conservation, re-use, sympathetic adaptation and new development via recourse to national policy in order to promote the sustainable management of the historic environment, mixed sustainable land use patterns and promote</li> </ul>

the historic environment as a catalyst for the regeneration of the District;

- focussing development and regeneration around existing historic urban areas to maximise potential for investment within them and the benefits of heritage-led regeneration as opportunities arise.

Rugeley town centre, as a particular focus of built heritage interest, is currently the subject of a programme of heritage-led regeneration, maximising partnership opportunities with English Heritage and others where possible, through an area funding scheme for repairs and reinstatements of historic fabric. Key developments will be expected to provide contributions in support of this process, as described in the Rugeley Town Centre Action Area Plan and Rugeley Town Centre Conservation Area Management Plan Supplementary Planning Document. The built heritage interest of Cannock town centre will provide the basis for future enhancement and development as a focus for investment (in accordance with policy CP9). A Cannock Town Centre Conservation Area Management Plan Supplementary Planning Document will consider the regeneration opportunities this presents.

Key development guidelines to support and enhance the character and appearance of Hednesford town centre and other parts of the District, based upon their historic local distinctiveness, will be set out in the Design SPD.

The heritage contribution of the District's canal network will be strengthened and promoted. Opportunities relating to the Trent and Mersey Canal will be considered within the Rugeley Town Centre Area Action Plan and the Trent and Mersey Canal Conservation Area Management Plan Supplementary Planning Document. A further conservation area will be considered for the Cannock Extension Canal, having regard to its wider setting and the potential for enhancements (in accordance with Policy CP12).

In rural areas the high historic landscape sensitivity will be protected via Green Belt policy. The AONB Management Plan will also provide a framework for the positive management promotion of the District's heritage assets.

The sustainable access and enjoyment of heritage assets District-wide will also be promoted through the strengthening of the District's green infrastructure and creation of footway/cycle routes. Opportunities will be taken to develop an integrated management strategy for Castle Ring, as one of the District's key ancient monuments, with the adjacent Beaudesert designed landscape which falls partly within Lichfield District.

The conservation and enhancement of heritage assets will be supported through Conservation Area Appraisals and Management Plans, the preparation of a Local List of locally significant heritage assets and through the development management process. Specifically Rugeley



	<p>Town Centre and Talbot Street/Lichfield Street Conservation Areas will be targeted for funding assistance under the English Heritage Partnership funding scheme.</p> <p>The local decision-making process will be based on an assessment of significance of heritage assets including their setting in relation to development proposals, primarily informed by the Historic Environment Record including the Historic Landscape Characterisation, Historic Environment Character Assessment, Extensive Urban Survey, Historic Farmsteads Survey, Conservation Area Appraisals and Management Plans and the Local List (forthcoming), updated as necessary. For heritage assets of archaeological interest or sites with potential interest an appropriate level of assessment and/or evaluation will be required to inform decision making.</p> <p>New development making a positive contribution to the character and local distinctiveness of the historic environment will generally be supported, having regard to the Design Supplementary Planning Document, including the District Profile (Policy CP3). The best use for a historic building may be the use for which it was originally designed so continuation/reinstatement of that use is likely to be the preferred option. Alternative uses may be appropriate when they would secure the future of the building with minimal impact on significance. Work on heritage assets can have a serious deleterious impact on certain protected species (eg bats) so provision should be made for retention of protected species prior to commencement of works where they would otherwise be displaced.</p>
<p><b>Policy CP16 - Climate Change and Sustainable Resource Use</b></p>	<p><i>Supports all objectives in particular 3 Provide for housing choice, 4 Encourage a vibrant local economy and workforce, 5 Encourage sustainable transport infrastructure, 6 Create attractive town centres and 8 Support a greener future.</i></p> <p>1. The Council, working with partners, will tackle climate change and ensure sustainable resource use via the promotion and positive consideration of initiatives and development proposals that:</p> <p>a. improve or perform well in relation to accessibility of services and sustainable transport networks (Policy CP10);</p> <p>b. contribute to improved energy efficiency, renewable and low carbon energy generation and higher levels of overall sustainable construction having regard to local opportunities. The Council will continue to facilitate strategic improvements to the existing housing stock and support initiatives that utilise the natural biomass resource potential of the District appropriately (as well as other appropriate technologies). Community-led projects related to reducing carbon emissions will be facilitated wherever possible;</p>

c. assist adaptation to climate change, both for people and the natural environment accounting for local likely effects (Policies CP3, CP12, CP14);

d. reduce or mitigate all forms of pollution, based upon air quality modelling where necessary, and having regard to strategic local issues including air quality (Policies CP10 and CP13) and water quality, particularly along the Burntwood Brook, Saredon Brook and River Trent to meet Water Framework Directive targets. The Humber River Basin Management Plan (as the local delivery tool for achieving Water Framework Directive targets) will be supported via the permitting of developments that will not pose an obstacle to meeting WFD objectives and do not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through overloading of Wastewater Treatment Works;

e. contribute to national and local waste reduction and recycling targets according to the waste hierarchy. The Council will work with partners to reduce the need for and impact of landfill operations within the District to achieve the County's 'zero waste-to-landfill' target by 2020. The site specific protection of waste facilities will be guided by the Staffordshire and Stoke-on-Trent Joint Waste Local Plan;

f. use land and building assets sustainably, including the preference for Brownfield land (provided it is not of high environmental value) whilst taking into account the need for avoidance of mineral resource sterilisation and having regard to all sources of land contamination and stability issues arising from the mining legacy. The identification of Minerals Safeguarding Areas and the need for site-specific safeguarding of minerals sites will be guided by the Staffordshire Minerals Local Plan;

g. appropriately account for both current and future potential levels of flood risk. Via the strategic approach (Policy CP1) developments are guided away from areas of flood risk. However where there are no alternative options available, and development is required within the highest risk zone 3b, flood risk shall be managed through upstream alleviation in order to bring development in line with national planning policy. Land for key infrastructure requirements, namely for the formal flood alleviation scheme for the Rising Brook at Rugeley, will be safeguarded via the strategic approach. The need for alleviation of surface water flood risk in the higher risk areas of Rugeley and Cannock is also identified and will be

promoted via partnership working with the Lead Local Flood Authority.

2. For large-scale renewable and low carbon energy schemes, positive consideration will be given to proposals recognising their potential wider social, economic and environmental benefits. Account will be taken of other policy considerations in assessing their appropriateness, namely views and landscape character (particularly taking account of cumulative impacts in relation to large scale wind turbines or other large scale development proposals), biodiversity, the historic environment, pollution effects (including noise and odours), impacts upon the transport network, economic impacts and overall amenity including that of residents and businesses (Policies CP3, CP8, CP9, CP10, CP12, CP13, CP14, CP15, CP16). The ability to implement appropriate mitigation and restoration measures where relevant will be considered. For biomass proposals, account will also be taken of proximity of the supplies to demand and the impact this has upon the overall sustainability of the proposal. Biomass proposals should seek to derive supplies from locally available sources (or otherwise sustainable sources) to enhance their sustainability.

The same criteria will apply in determining the Council's response to minerals and waste proposals, taking into account Staffordshire and Stoke-on-Trent Joint Waste Local Plan and Staffordshire Minerals Plan Local Plan policies.

3. All residential and non-residential development proposals should contribute to tackling climate change and promoting sustainable resource use by:

a. Exploring opportunities for exceeding national timetables for zero-carbon development and sustainable construction by virtue of their overall design, where viable. Account should be taken of the landform, layout, building orientation, massing, landscaping and use of materials. Schemes should also assess how they can utilise appropriate new renewable and low carbon technologies to help achieve higher carbon reduction standards, with the expectation that where conditions are favourable higher standards will be achieved. All new residential developments should achieve water efficiency standards of 105 litres/person/day or less (currently equivalent to Code for Sustainable Homes Level 3/4) as a minimum and should have regard to wider sustainability standards of the Code (using Level 3 as a good practice benchmark, or any future equivalent national standard). New non-residential developments should reference BREEAM standards and should seek to achieve 'Very Good' status as a minimum (or any future equivalent national standard),

where viable. As part of the ongoing Infrastructure Delivery Plan the Council will consider contributions towards carbon reduction projects via the Community Infrastructure Levy and this will also be used to support the national approach for payments towards 'allowable solutions' for zero-carbon standards, which can be retained locally (subject to future national legislation and policy);

b. Improving the energy performance and wider sustainability of the existing building stock. Planning applications for extensions, conversions and refurbishments to existing domestic dwellings and non-residential schemes will be expected to undertake reasonable improvements to the energy and sustainability performance of the existing building. This will be in addition to the requirements of the Building Regulations for the changes for which planning permission is sought, including options such as installation of energy efficiency measures, renewable and low carbon technologies and Sustainable Drainage Systems (SUDS).

Opportunities for enhanced standards on larger-scale refurbishment works will be pursued and the appropriate re-use or refurbishment of historic properties is also encouraged (in line with Policy CP13). Standards achieved should be expressed in line with nationally recognised standards, namely Code for Sustainable Homes and BREEAM (or any future equivalents);

c. Avoiding developments in high risk flood areas as per the Strategic Flood Risk Assessment. The sequential and exceptions tests will be applied and flood risk alleviation may be required, taking into account cumulative impacts upon risk in the catchment. Assessments should also consider flood risk from other sources as appropriate, particularly surface water, by having regard to the Surface Water Management Plan;

d. Protection of the water environment. This can be achieved by assessing options for (and implementing where viable) incorporating Sustainable Drainage to improve water quality, including consideration of green roofs; de-culverting watercourses; attenuating surface water discharges to combined foul/surface water systems and reducing overflows. Developments should ensure there is adequate on and off-site drainage infrastructure in place to serve their needs without posing a risk to the environment, including foul drainage and waste water treatment capacity;

e. Incorporating landscaping and sustainable design measures that assist adaptation to climate change and minimise all forms of pollution, particularly via the use of multi-functional green infrastructure as per Policies CP5, CP10, CP12 and CP14;

f. Supporting building re-use and construction methods that maximise the use of recycled and locally sourced materials. Developments should also ensure appropriate designs and facilities that support unit level recycling and waste minimisation once occupied. Regard should be paid to best practice and national standards for benchmarking performance (see point a);

g. Considering their potential to sterilise mineral resources in consultation with the County Council. Developments within Mineral Consultation or Safeguarding Areas should not sterilise or seriously hinder the extraction of minerals. Proposals will be expected to extract any viable mineral resources prior to development, if practicable, and where this would not have unacceptable impacts upon neighbouring uses or conflict with other Core Strategy policies (see CP12, CP14, CP15, CP16). Where prior extraction is not considered feasible evidence supporting this view should be submitted and may include the impact upon the development's viability, impracticalities of prior extraction and the over-riding need for the development. Developments should also address any issues of land stability and surface hazards resulting from the legacy of past mining activity using existing evidence and via further site investigation information where appropriate to ensure safe development.

Supplementary Planning Documents will set out further guidance on how to achieve sustainable construction solutions in the local context, including multi-functional green infrastructure guidance, potential local energy opportunities and developer contribution mechanisms.