

Local Plan (Part 2) Issues and Options Consultation 2017

Site Options Selection Methodology Background Paper

(November 2016)

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Contents

| | |
|--|----------|
| Introduction | 1 |
| Residential Site Options | 2 |
| Employment Site Options | 5 |
| Gypsy, Traveller and Travelling Showpeople Site Options | 6 |
| Green Space Network/Local Green Space Site Options | 6 |
| Other Site Options | 6 |

Introduction

This background paper sets out the background as to why site options have been selected for assessment as potential allocations in Local Plan (Part 2). It draws upon the Local Plan (Part 1) policy context which outlines the intention for a number of specific allocations to be considered. It utilises the most up to date information as available in August 2016 from the Council's Strategic Housing Land Availability Assessment (SHLAA- July 2016) and Employment Land Availability Assessment (ELAA- August 2016).

The paper explains the process the Council has undertaken in identifying which site options should be selected or discounted for assessment and why. This has been undertaken for a range of uses including housing site options and green space site options. The approach to each use is set out separately in the proceeding sections of this paper.

As part of the process the Council has discounted some sites on the basis that they are no longer likely to be available for development based upon whether or not it has been recently promoted. In determining whether or not a site has been 'recently promoted' and is therefore likely to be available, the Council considers that where a site has been promoted by a landowner from 2007 onwards (the previous Site Allocations Issues and Options consultation) via the Call for Sites process or via other Local Plan consultations it should be taken forward for assessment. Further information on availability can then be explored as part of the Local Plan Part 2 assessment process. Contact was made with site owners/promoters (in September 2016) where the site had not been actively promoted since 2007 to ascertain its current status.

As part of the Local Plan (Part 2) Issues and Options the Council will be seeking on views on whether or not all the appropriate site options for assessment have been considered. This may result in additional site options for assessment, or some options potentially being discounted.

Residential Site Options

1. The starting point for identifying site options for residential use was the SHLAA 2016 and the Local Plan (Part 1) Policy CP6.
2. Local Plan (Part 1) Policy CP6 sets out that the Land West of Pye Green Road (WPGR), identified for up to 900 dwellings, is allocated as a Strategic Housing Site. Consequently, this site is not taken forward for assessment in Local Plan (Part 2) as it is already allocated.
3. The SHLAA (2016) identifies deliverable (0-5 year sites) and developable sites (6-15 year sites) for residential use. It also categorises relevant sites within a 'Green Belt, AONB, Restricted and Excluded' section. This is for those sites that lie within the Green Belt and/or AONB (so are subject to stringent policy constraints) or sites which for various reasons are restricted and/or excluded from consideration as residential sites. These reasons may include site specific constraints, such as highways access, or the landowner intentions to no longer develop the site.
4. Based upon the options put forward within the Local Plan (Part 2) Issues and Options consultation, minor sites¹ in the deliverable and developable supply have not been assessed as they are not proposed for allocation. It is considered that this source of supply can be managed via the development management process; the SHLAA and other mechanisms such as the Brownfield Register. Minor sites within the SHLAA are generally located in accordance with the overall development strategy (or where not in accordance would be covered by other policies) and are not considered to have any significant constraints to their delivery (by virtue of their inclusion within the SHLAA deliverable or developable sections). In the 2016 SHLAA, minor sites account for 12% of the overall housing supply (or 16% excluding Land WPGR). In addition, the vast majority of minor sites already have planning permission/are under construction.
5. The majority of major sites within the deliverable supply are already under construction and/or benefit from planning consent so generally it is not considered necessary to allocate those sites. However, in order to help secure the delivery of the more significant sites contributing to the supply it is proposed to assess major sites of 30+ dwellings which are not yet under construction, or are in the early phases of construction for potential allocation. These sites make up almost 60% of the overall deliverable supply (excluding the sites forming part of the Land West of Pye Green Road allocation) and 80% of the supply from major sites only (again, excluding the sites forming part of the Land West of Pye Green Road). They make up 30% of the overall housing supply. Two sites within the deliverable supply (one for 13 units and one for 26 units) are also the subject of current planning applications which

¹ Sites under 10 dwellings

are well progressed (and they benefit from previous consents) so are not considered for assessment.

6. The majority of major sites within the developable supply do not benefit from planning permission. It is therefore proposed that all of these sites are assessed as they would most likely benefit from potential allocation to help secure their delivery going forward. This represents almost 45% of the overall housing supply (excluding sites forming part of the Land West of Pye Green Road). One site within this section does benefit from full planning permission, but the scheme is likely to require revision (site reference C221) so is included within the assessment process.
7. With regards to sites within the Green Belt and AONB section, all sites that lie within the Green Belt and have been recently promoted will be assessed (including minor sites that have been recently promoted via the Local Plan process for removal from the Green Belt). This is on the basis that the Council is considering a Green Belt review as part of Local Plan (Part 2) and that minor sites within the Green Belt may potentially require a review of this policy constraint in order to come forward for development. By assessing these sites via the Sustainability Appraisal process this can then run parallel to the separate process of the Green Belt boundary review. A fully informed judgement can then be made regarding the appropriateness of the site for potential development.
8. Minor sites which only lie within the AONB (not the Green Belt) and/or have been refused planning consent on these grounds will not be assessed as the Council is not reviewing the AONB policy constraint via Local Plan (Part 2). Therefore the allocations process does not provide any benefits over and above the development management process for minor sites so they are not proposed for assessment (in line with the approach towards minor sites overall). There is one major site within the AONB only that has been recently promoted via the Local Plan which is included within the options for assessment as it is a major site with no planning consent (therefore in line with the methodology outlined above).
9. Sites within the Restricted and Excluded section have been considered individually as to the likelihood of the site coming forward for residential development, including whether or not the site has been recently promoted for residential development. There are a variety of reasons as to why a site is classified in this section including the site being proposed for an alternative use or site specific constraints which have resulted in the refusal of planning permission recently. Generally, minor sites have not been considered further in line with the approach to other minor sites within the urban areas; the majority of these have been refused on specific development management issues, which would need to be addressed as part of a revised planning application and could not be assisted further via the allocations process.

10. However, if the site is currently affected by a policy constraint review being undertaken by the Local Plan (Part 2) i.e. the Green Space Network review, then this has been included within the assessment where recently promoted put forward by the site owner/agent.
11. There are a number of sites that have been proposed for mixed use development within the SHLAA so these will be appraised in that context.

Employment Site Options

1. The starting point for identifying site options for employment use was the ELAA 2016 and the Local Plan (Part 1) Policy CP8.
2. The ELAA identifies sites as 'available' or 'not available' with the latter category incorporating sites which currently lie within the Green Belt.
3. The focus for identifying site options for assessment has been on the Local Plan (Part 1) key areas for employment (B class) land provision outlined in Policy CP8. This includes sites at Kingswood Lakeside, Towers Business Park and along the A5 Corridor. Sites lying within these areas have therefore been taken forward for assessment.
4. Sites outside of these areas are generally small sites (below 1ha); they already benefit from planning consent; and they are often related to specific schemes for specific businesses, rather than being available for general B class use to a wider market. Therefore they are not being proposed for assessment for allocation but instead can be managed via the development management process. Not including these areas for assessment equates to just under 4ha of employment land altogether.
5. In relation to Kingswood Lakeside and Towers Business Park, it is proposed to assess the entire business park areas for potential allocation in line with Local Plan (Part 1) Policy CP8 (see Site References KLS and TBP), which then covers the individual parcels remaining within them. This is on the basis that these two sites are highlighted as the highest quality and largest sites within the District so it is considered appropriate to assess them for protection of the existing uses and future developments (see Policy CP8).
6. Mill Green (currently Site Reference CE2 within the ELAA) is not to be assessed for an employment land allocation given the recent planning consent granted for a designer retail outlet village. It is therefore unavailable for B class employment use going forward.
7. In relation to 'not available' sites, all of the Green Belt options that have been recently promoted are to be assessed given that they require a review of policy to be able to be brought forward for development. It is noted that not all of the sites within this section are being proposed for B class employment use- see accompanying notes to each site. Some are being proposed for commercial leisure and tourism uses and will be appraised in that context. In relation to the non-Green Belt 'not available' sites, those that are now being promoted for alternative residential use (via planning applications/consents) are not assessed given the unlikelihood of their availability for employment use. Other sites within this category have been taken forward on a case by case basis following a judgement as to the likelihood of them coming forward for employment use and how they are situated with regards to the 'key locations' for employment land development. As a result only one non-Green Belt 'not available' site, reference CE42 Former ATOS Origin site, is taken forward for assessment.

8. There are a number of sites that have been proposed for specific recreation/leisure uses (i.e. non B class employment uses) and mixed use development within the ELAA so these will need to be appraised in that context.

Gypsy and Traveller Site Options

1. The options proposed for assessment have been derived from background work on identifying potentially available sites for GTTS provision- see separate background paper.

Green Space Network/Local Green Space Site Options

1. The starting point for identifying site options for green space network/local green space sites was the Local Plan (Part 1) Policies CP5 and CP14. Sites promoted to the SHLAA/ELAA for removal from the Green Space Network were also identified from these sources.
2. Policy CP5 states that Cannock Stadium will be considered for a recreation use designation. Policy CP14 states that the land at Rawnsley Road will be considered for a Local Green Space designation. In response to the SHLAA, a site at Newhall Farm has been proposed for removal from the Green Space Network (site reference C125). These sites have therefore all been taken forward for assessment.
3. No further site suggestions for Green Space Network/Local Green Space sites have been promoted at this time.

Other Site Options

1. The Local Plan (Part 1) policies were reviewed to consider if there were any further site allocation options to be addressed.
2. Policy CP5 refers to a range of potential infrastructure requirements for specific uses to ensure sustainable development. In relation to these items no further allocations are proposed at this time (apart from those already referenced above). No new health centres have been proposed to date. The only new school proposed at this time is located within the Land West of Pye Green Road Strategic Housing site- no further allocation is required. A former school site is being considered as a potential option for new school provision, but as it was previously a school it is not considered necessary to this assess for allocation. In terms of informal and formal recreation opportunities please see above discussion on Green Space Network/Local Green Spaces. In relation to a cemetery, a site within the District has since obtained planning permission for this use and the Council now own that site (land south of Cannock/Lichfield Road). No allocation is therefore considered necessary. A number of proposed recreational paths were already allocated

as part of Local Plan (Part 1) - no further submissions have been received since.

3. Policy CP9 refers to the safeguarded route of the Hatherton Branch Canal- no further significant progress has been made on addressing issues that were raised in Local Plan (Part 1) to support an allocation. The route is already safeguarded via Local Plan (Part 1) so no further allocations are proposed. The supporting text to Policy CP9 also refers to potential site restoration opportunities for informal leisure/recreation uses at the Poplars Landfill site and former Grove Colliery site. The former is still an operational landfill site with no current end date- no submissions have been received in relation to any restoration proposals therefore no allocations are proposed for assessment at this stage. Proposals for the former Grove Colliery area have been received and are therefore taken forward for assessment via the Local Plan (Part 2) - see above commentary in relation to employment site options for recreation/leisure uses.
4. Consideration has also been given to any site options arising as a result of changes since the Local Plan (Part 1) was adopted. The main site option issue arising is as a result of the closure of Rugeley Power Station and the intended redevelopment of the site. However, discussions in relation to the redevelopment of this site are still at an early stage. The Council will therefore continue to keep under review the need for any site options for assessment for this site specifically as part of Local Plan (Part 2). It is currently included within the SHLAA and ELAA site options to be assessed for mixed use residential/employment development based upon information received to date.