

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



Q4. Please give details of why you consider the Cannock Chase Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Cannock Chase Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

This submission is made on behalf of Mr A Badiani, Arina (Midlands) Ltd, with respect to Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley WS15. The site is shown marked red on the attached plan (drawing ref. 6147.99).

Land at Pendlebury Garage and Petrol Station is proposed for allocation as a Housing Site H67 in Table C to Policy SA1: Site Allocations on page 194 of the Cannock Chase District Local Plan Pre-Submission (Regulation 19) December 2023. **This proposed allocation is Supported.** Housing Site H67 is proposed to deliver up to 18 dwellings.

Land at Pendlebury Garage and Petrol Station comprises some 0.19 hectares of brownfield land. It is well related in scale and location to the existing pattern of residential development which prevails in the area. Land at Pendlebury Garage and Petrol Station is a small to medium sized site. It represents exactly the type of site required by paragraph 70 of the National Planning Policy Framework to be identified as a housing allocation in Development Plans which can be built out quickly.

Land at Pendlebury Garage is located in a highly sustainable location. The site lies approximately 500m or a 10 minute walk from Rugeley Bus Station where regular services are available to Cannock, Lichfield and Stafford. Rugeley Trent Valley Railway Station is some 700m or a 15 minute walk from the site where train services are provided to Crewe and London and destinations in between. The town centre boundary for Rugeley is some 150 metres south of the site where daily provisions can be easily sought by foot. With regards to education provision Chancel Primary School lies immediately opposite the site and The Hart Secondary School is approximately 1km to the south west of the site. The site is located where opportunities prevail for future residents to make sustainable travel choices.

In summary, Land at Pendlebury Garage and Petrol Station comprises previously developed land, it is located within the urban area of Rugeley in easy walking distance of the town's services and facilities. The site can be brought forward to provide an attractive residential development in keeping with the local area. The proposed allocation of Land at Pendlebury Garage and Petrol Station as Site H67 in Table C to Policy SA1: Site Allocations on page 194 of the Cannock Chase District Local Plan Pre-Submission (Regulation 19) December 2023 is supported.

(Please continue on a separate sheet if necessary)

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



Q5. Please set out the modification(s) you consider necessary to make the Cannock Chase Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Please continue on a separate sheet if necessary)

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan, do you consider it necessary to participate in examination hearing session(s)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

(Please tick one box)

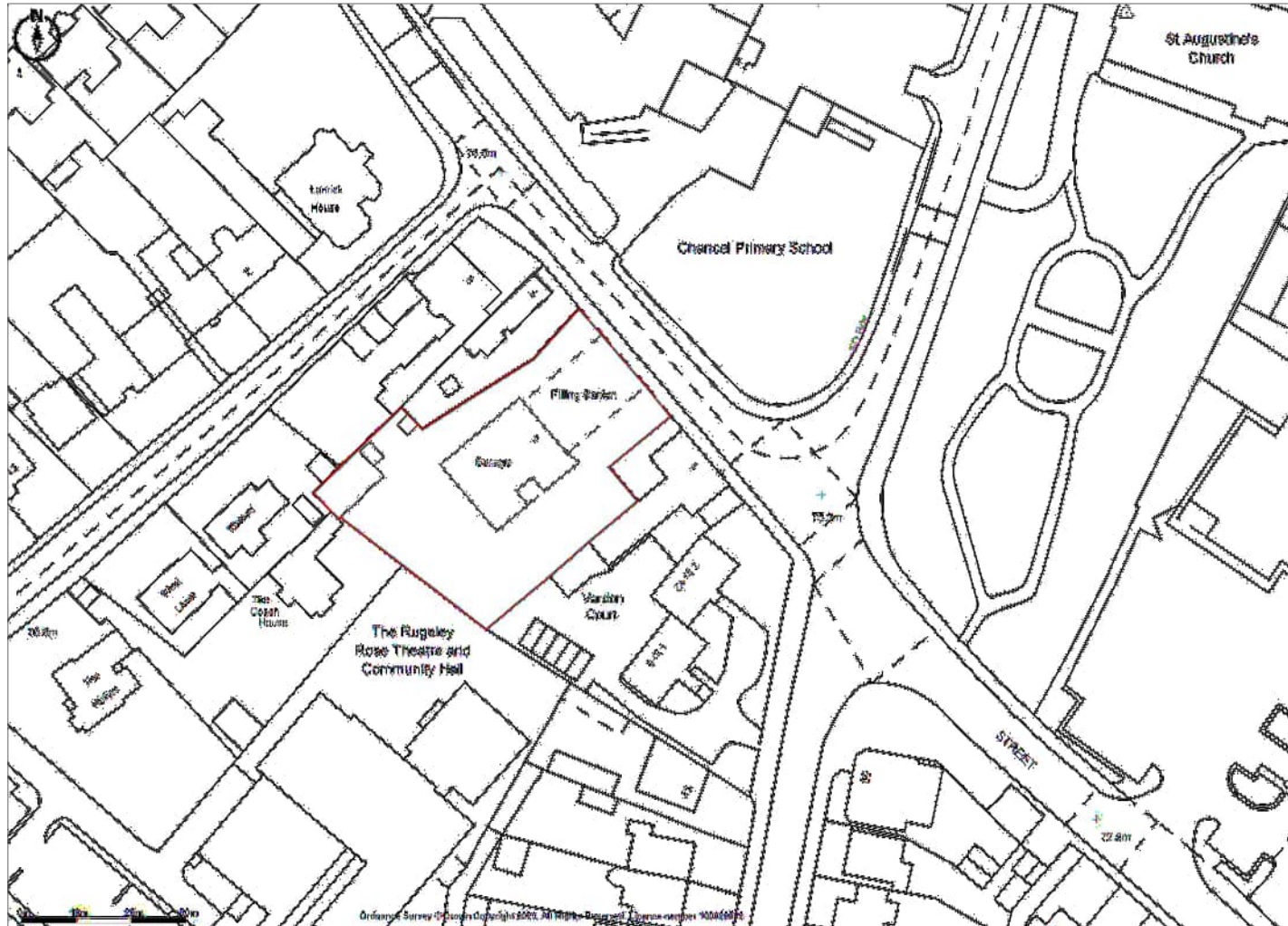
Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

<i>(Please continue on a separate sheet if necessary)</i>

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature:	
------------	--

Date:	15 March 2024
-------	---------------



Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



Making a representation: We cannot accept anonymous representations. You must provide your contact details but only your name and comments will be published on the website. Your personal data will be held securely and processed in line with our privacy notice www.cannockchasedc.gov.uk/privacynotices. Once the plan is submitted your comments will be shared with the Planning Inspectorate and an independent inspector will review representations. You have the right to withdraw your representation and your data will be destroyed. Data will only be held until adoption of the Cannock Chase Local Plan.

Part B: Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**. We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

Part B: Representation

Name and Organisation:	Mrs P Kreuser, CT Planning on behalf of Mr A Badiani, Arina (Midlands) Ltd, Pendlebury & Son
------------------------	---

Q1. To which document does this representation relate? (Please tick one box)

- Cannock Chase Local Plan 2018-2040
- Sustainability Appraisal of the Cannock Chase Local Plan 2018-2040
- Habitats Regulations Assessment of the Cannock Chase Local Plan 2018-2040

Q2. To which part of the document does this representation relate?

Para-graph:	Page 223	Policy:	Site Specific Policy	Site:	H67	Policies Map:	
-------------	----------	---------	----------------------	-------	-----	---------------	--

Q3. Do you consider the Cannock Chase Local Plan is:

- A. Legally compliant Yes: No:
- B. Sound Yes: No:
- C. Compliant with the Duty to Co-operate Yes: No:
- (Please tick as appropriate).*

For office use	Part B reference	
----------------	------------------	--

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



Q4. Please give details of why you consider the Cannock Chase Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Cannock Chase Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

This submission is made on behalf of Mr A Badiani, Arina (Midlands) Ltd, with respect to Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley WS15. The site is shown marked red on the attached plan (drawing ref. 6147.99).

Land at Pendlebury Garage and Petrol Station is proposed for allocation as a Housing Site H67 in the Cannock Chase District Local Plan Pre-Submission (Regulation 19) December 2023. Information regarding the allocation is expanded upon in Policy SA1: Site Specific Policy H67 page 223. **This proposed allocation is Supported.**

Land at Pendlebury Garage and Petrol Station comprises some 0.19 hectares of brownfield land. It is well related in scale and location to the existing pattern of residential development which prevails in the area. Land at Pendlebury Garage and Petrol Station is a small to medium sized site. It represents exactly the type of site required by paragraph 70 of the National Planning Policy Framework to be identified as a housing allocation in Development Plans which can be built out quickly.

Land at Pendlebury Garage is located in a highly sustainable location. The site lies approximately 500m or a 10 minute walk from Rugeley Bus Station where regular services are available to Cannock, Lichfield and Stafford. Rugeley Trent Valley Railway Station is some 700m or a 15 minute walk from the site where train services are provided to Crewe and London and destinations in between. The town centre boundary for Rugeley is some 150 metres south of the site where daily provisions can be easily sought by foot. With regards to education provision Chancel Primary School lies immediately opposite the site and The Hart Secondary School is approximately 1km to the south west of the site. The site is located where opportunities prevail for future residents to make sustainable travel choices.

In summary, Land at Pendlebury Garage and Petrol Station comprises previously developed land, it is located within the urban area of Rugeley in easy walking distance of the town's services and facilities. The site can be brought forward to provide an attractive residential development in keeping with the local area. The proposed allocation of Land at Pendlebury Garage and Petrol Station as Site H67 of the Cannock Chase District Local Plan Pre-Submission (Regulation 19) December 2023 is supported.

(Please continue on a separate sheet if necessary)

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



Q5. Please set out the modification(s) you consider necessary to make the Cannock Chase Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Please continue on a separate sheet if necessary)

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan, do you consider it necessary to participate in examination hearing session(s)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

(Please continue on a separate sheet if necessary)

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature:	<div style="background-color: black; width: 150px; height: 15px;"></div>
------------	--

Date:	15 March 2024
-------	---------------

