

**Cannock Chase Council:
Cannock Chase Local Plan
Representation Form**



Name of the Local Plan to which this representation relates: Cannock Chase Local Plan

Please return to: planningpolicy@cannockchasedc.gov.uk or:
Planning Policy, Cannock Chase Council, Civic Centre, PO Box 28,
Beecroft road, Cannock, Staffordshire, WS11 1BG

Please return by: 5:00pm on Monday 18 March 2024 (late forms will not be accepted)

Part A: Personal Details

	1. Personal Details*	2. Agent's Details (if applicable)*
	*If an agent is appointed, please provide client Title, First Name, Last Name, Organisation (if applicable) and Post Town in column 1 and provide full contact details for the agent in column 2.	
Title	Mr	Mr
First Name	Robert	John
Last Name	Lane	Heminsley
Post Town	Rugeley	Rugeley
Organisation (where relevant)	DRL Holdings	Planning Consultant
Address Line 1		
Address Line 2		
Address Line 3		
Post Code		
Telephone Number		
E-mail Address		

Do you consent to be notified about progress of the Cannock Chase Local Plan?

Yes No

Notifications: If you consent to be notified about progress on the Local Plan your details will be added to the consultation database. Your personal data will be held securely and processed in line with our privacy notice www.cannockchasedc.gov.uk/privacynotices. Contact will be limited to information regarding planning policy and your data will not be shared. You may unsubscribe at any time by email or writing to us using the details on this form. Data will only be held until adoption of the Cannock Chase Local Plan.

For Office Use	Part A Reference	A0058
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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:	Robert Lane DRL Holdings
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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:		Policy:		Site:		Policies Map:	
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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	B0058A
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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 representation relates to a site at Brereton situated between the A51 Eastern By-Pass, Armitage lane and existing residential development at The Meadows. The site has an area of 2.18 hectares and comprises improved grassland with a belt of woodland fronting the By-Pass. The site is partly in Cannock Chase District and partly in Lichfield District.

At the Preferred Options stage of the plan the site was included as a Green Belt release for housing development. At this point the Council concluded that development for housing was appropriate because it was in compliance with the overall spatial strategy of planned urban extensions to existing major settlements but that joint working with Lichfield District would be required. With retention of the main area of woodland the net developable area of the whole site would be 1.35 hectares providing a capacity of between 35 and 40 units.

The Council now say it is no longer needed to meet the housing target and does not have a strategic role in delivery of the spatial strategy. However it is in a sustainable location with good access to local services including shops, primary schools, open spaces and frequent bus services between Stafford and Lichfield via Rugeley and Brereton.

In Policy SO3.1 the Council is planning to provide a minimum of 5808 dwellings to meet local housing needs and an additional 500 dwellings to meet unmet needs of neighbouring areas in the GBBCHMA. The 500 was the lowest of three options put forward. Lichfield District has since withdrawn its Local Plan from examination. Prior to this it was proposing a contribution of 2000 to unmet needs. In the Statement of Common Ground Lichfield and The Black Country Boroughs expressed concern that a larger contribution towards unmet needs should be considered.

The site is deliverable in the short term with a transport assessment concluding that an appropriate access can be designed to serve the whole site from Armitage Road. The owner DRL Holdings also owns open land in Lichfield District between Armitage Lane and Rugeley Road to the east of the By-Pass which can deliver the appropriate Biodiversity Net Gain as required by Policy S07.2.

A "Call for Sites" submission is in the process of being completed and submitted to both authorities.

A Green Belt release proposed at Wellington Drive Cannock is equivalent in size to this proposal is still being treated as strategic so the approach to defining what is strategic is inconsistent in the plan.

In relation to contribution of other sites in Rugeley and Brereton which have been identified as allocations it is not clear that H49 Land at the Mossley for up to 40 dwellings could be brought forward in the early years of the Plan because of issues to resolve with access and the need to relocate existing businesses. Proposed allocations H52 Gregorys Works Armitage Road with a capacity of 23 and H67 Pendlebury's Garage Wolseley Road with a capacity of 18 units are both occupied by well established businesses and would also be unlikely to contribute to early delivery of housing development.

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(Please continue on a separate sheet if necessary)

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.

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The site described above should be re-instated in the list of proposed allocations for residential development in Rugeley/Brereton for the reasons given above.

(Please continue on a separate sheet if necessary)

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

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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:	
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Date:	16/03/2024
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John
Heminsley
OBE BA(hons) MRTPI
Planning Consultant

location site plan 1:1250

project
POTENTIAL
RESIDENTIAL
DEVELOPMENT
Land between Rugeley
Eastern By-Pass and
The Meadows
Brereton
CLIENT
MR.R.LANE
JANUARY 2024
Dr no
2024:02:01

