

**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	Ken	John
Last Name	Lees	Heminsley
Post Town	Cannock	Rugeley
Organisation (where relevant)	KGL (ESTATES) LTD	Planning Consultant
Address Line 1	[REDACTED]	
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	A0060
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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:	Ken Lees KGL (ESTATES) LTD
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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:	Site allo-cation SH1	Policies Map:	Site shown on poli-cies map.In
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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	B0060A
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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.

The Council has not chosen the appropriate strategy taking into account reasonable alternatives to accommodate its appropriately assessed local housing requirements plus a contribution to the wider GBBCHMA by not including the land shown on the attached plan as a Green Belt release for housing as an addition to the adjoining proposed housing site for 700 dwellings SH1. The proposed release of additional Green Belt for housing to add to the site currently safeguarded in the adopted Local Plan east of Wimblebury Road comprising site SH2 is in a much less sustainable location than the site which is the subject of these representations. In addition the site north of the A5190 Cannock Road and east of Heath Hayes Park which is proposed to be safeguarded for future housing development potentially to be brought forward in a review of the Plan or in a future Plan has a continuous boundary of over 700 metres with the Cuckoo Bank/Bleak House Site of Special Scientific Interest. Natural England in the Statement of Common Ground indicated that it would object to the grant of planning permission for development which would have a direct or indirect impact on an SSSI.

The extension to SH1 proposed has a total area of 7.93 hectares and comprises low grade grazing land together with unmanaged deciduous woodland containing a pond. The woodland continues to the west of the site onto land within proposed housing site SH1. The frontage to Cannock Road is enclosed with a mixed hedgerow with the land falling away from the highway. A public footpath (not signposted) runs close to the western boundary through the woodland connecting Cannock Road with Newlands Lane, a public bridleway connecting the main highway open to vehicular traffic to the west with the remaining cul-de-sac of Newlands Lane fronted with dwellings extending to Cannock Road to the east. Adjoining the site to the east is a detached dwelling associated with a petrol filling station and vehicle hire business, beyond which are two storey dwellings with long gardens backing onto the gardens of dwellings fronting the eastern end of Newlands Lane. To the rear of the petrol station is a narrow area of public access land containing a public footpath also linking Cannock Road with Newlands Lane. Newlands Lane for the whole of the southern boundary of the site is sunken below banked hedgerows which provide a substantial and defensible boundary in this direction and also screens the site from open land to the south.

The land should be released from the Green Belt for housing development as an eastward extension to site SH1 for the following reasons –

1. The site is identified in the Green Belt study as contributing less overall value to the main functions of the Green Belt than the land to the west being proposed for release. If not developed it would comprise a small area of open land sandwiched between existing housing development to the east which already extends down to Newlands Lane and propose Site SH1, which would make no significant contribution to any of the functions of Green Belts identified in the NPPF.
2. The site has the same sustainability credentials as the adjoining land to the west. It is equally accessible by public transport to Cannock, Burntwood, Brownhills and Lichfield. It is within reasonable distance of Cannock railway station which has frequent services from Birmingham New Street to Rugeley Trent Valley. It is within

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easy walking distance of local shopping facilities in Hednesford Road Heath Hayes and the Hawks Green District Centre. In relation to all these matters it is better located than proposed site SH2 so it meets the requirements of the overall strategy for urban extensions.

3. There are some unresolved issues in the Statement of Common Ground concerning Cannock's contribution to the wider needs of the GBBCHMA with Black Country Boroughs expressing concerns about the level of Cannock Chase District's contribution of 500. Lichfield District was planning to contribute 2000 to the wider GBBCHMA needs but has now withdrawn its Local Plan from examination.
4. The site would have a capacity of around 150 units. The owner is proposing to work with Cameron Homes a local housebuilder from Chasetown who have produced a masterplan showing retention of the areas of woodland, pond and screening to the southern boundary with a single centrally placed access to Cannock Road, which is attached to this representation. Delivery could take place over the first 5 years of the Plan period. The contact at Cameron Homes is Kate Tait Group Strategic Land and Planning Director email KaitTait@cameronhomes.co.uk
5. The addition of this site would enable planning obligations to be spread between it and the existing SH1 assisting with any viability issues relating to delivery of the proposed Country Park, primary school and highway improvements to the nearby 5 Ways Island. Biodiversity net gain can be achieved by a combination of on-site habitat improvements including to the existing woodland and pond and contributions to offsite improvements associated with the Country Park and/or the District Council's nearby existing Fair Lady Country Park off Newlands Lane to the east of the site. The woodland areas within the site would be appropriately managed. The public footpath crossing the site would be improved as would the section of Newlands Lane to the south.
6. Provision of affordable housing in accordance with the policy in the plan at 35% can be achieved.

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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.

The development of the site would accord with the overall locational strategy in the Plan for release of Green Belt land for housing. The site should be added as a Green Belt release for housing of around 150 units by extending the proposed site SH1 eastwards continuing the same southern boundary with Newlands Lane and extending to the boundary with existing housing and commercial development on the south side of Cannock Road Heath Hayes.

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(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 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:

Promoters of other sites around Heath Hayes SH1, SH2, the safeguarded land north of the A5190 and the safeguarded land west of the Poplars landfill site may wish to participate in hearing sessions and it would therefore be appropriate for KGL to do so as well.

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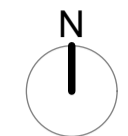
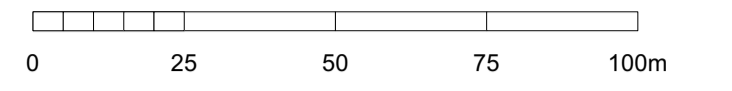
(Please continue on a separate sheet if necessary)

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:	[Redacted]
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Date:	16/03/2024
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NOTES
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- KEY**
- Site Boundary 7.8ha
 - Allocated Site for Residential Development
 - Residential Development 3.3ha (c.132 Dwellings @ 40dph)
 - ↕ Access Points
 - ✱ Potential connections to land promoted by others
 - Main Access Road
 - Pedestrian/Cycle Route
 - Existing Pond
 - Existing Vegetation
 - Proposed Vegetation
 - Sustainable Urban Drainage
 - Open Space
 - Areas allocated for BNG
 - ✱ Play Areas



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