

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	Matthew	Nigel
Last Name	Hill	Abbott
Post Town	Cannock	Crawley
Organisation (where relevant)	Pentalver Cannock Limited	DMH Stallard LLP
Address Line 1	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]

**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](http://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	
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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](http://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:	Matthew Hill Pentalver Cannock Limited
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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:	63	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	
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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.

See attached document

*(Please continue on a separate sheet if necessary)*

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**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 see attached document

*(Please continue on a separate sheet if necessary)*

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**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>
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**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]

Date: 14.03.2024

**Cannock Chase Local Plan – Regulation 19 Consultation.****Representations on behalf of Pentalver Cannock Limited.**

We make these representations on behalf of Pentalver Cannock Limited that own and operate the mid Cannock Rail Freight depot located off Eastern Way and to the immediate south of the former Rumer Hill Industrial Estate which is proposed to be allocated for residential development as site reference 63. The site area is indicated to amount to 2.6 hectares and the indicative dwelling yield is 99 units. There are a number of key development considerations set out under the draft allocation.

Pentalver Cannock Limited wishes to support the proposed allocation for residential purposes as whilst planning permission for the expansion of adjoining container depot on the land was previously granted by Cannock Chase Council in March 2020 under reference CH/19/280 (and has now expired), this scheme is not financially viable to develop and so our clients are content to dispose of the land to be redeveloped for residential purposes.

However, notwithstanding this, we wish to make the following observations and comments in relation to the series of key development considerations set out in the draft allocation text. Dealing with each in turn:

- *Provide access from Rumer Hill. **Comment:*** It is agreed that access to a residential development of the site should be taken from Rumer Hill as this access point is existing and it would not be acceptable or appropriate to gain access from the container depot site to the immediate south site.
- *Retain an Emergency Access Route through the site if required by the adjacent mid Cannock Rail Freight Depot. **Comment:*** The Emergency Access route to the adjacent mid Cannock Rail Freight Depot is required to be maintained in case the main access to that site using Pentalver Way off the Eastern Way becomes blocked for any reason.
- *Include new or enhance cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way, including links to Cannock Town Centre. **Comment:*** Given the nature of the surrounding land uses with existing rail freight depot to the south and part eastern boundary, the electricity sub-station to the north east, the railway line along the western boundary and the terrace of dwellings on the south western side of Rumer Hill along the northern boundary there are limited opportunities to provide new cycle and footpath linkages. There will be opportunities to provide a legible and connected layout within the site.
- *Provide an appropriate Education contribution as requested by Staffordshire County Council. **Comment:*** It is noted that whilst some education schemes are identified in the CIL Regulation 123 list, the Council will use CIL generated from small to medium sized developments and

will seek, in addition, planning obligations for education contributions on larger sites such as this.

- *Incorporate existing trees where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity. **Comment:** These matters can be addressed through the site masterplanning process.*
- *A Tree Preservation Order exists on the site and areas of semi-natural open space lie to the eastern and western edges of the site; the design should investigate the potential to link the two areas together through the site. **Comment:** These matters can be addressed through the site masterplanning process.*
- *Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site. **Comment:** These matters can be addressed through the site masterplanning process.*
- *The design of the development should take into account the location within a Coal Authority High Risk Development Area by providing appropriate mitigation measures where studies conclude issues may arise. **Comment:** These matters can be addressed through the site masterplanning process.*
- *Remediate the despoiled land and provide a Contaminated Land Desk Top Study and Remediation Statement. **Comment:** These matters can be addressed through the site masterplanning process.*
- *The amenity of future occupiers especially from noise needs to be considered within the design in consideration of the existing mid Cannock Rail Freight Depot. **Comment:** As the local planning authority will be aware, the existing mid Cannock Rail Freight Depot was established following the grant of planning permission CH/06/0276 in 2006 and is subject to a number of planning conditions including condition 6 which deals with noise impact and states:*

*“6. Noise arising from the development shall not exceed a rating level of 40db LAeq and a maximum level of 60db LA Max F at the noise monitoring locations shown in Fig 1 of the ANV report dated April 2006 between the hours of 23.00 and 7.00. Provision shall be made for ongoing monitoring of noise levels in accordance with details to be agreed in writing by the Local Planning Authority before the development is first brought into use.”*

Pentalver Cannock Limited agrees that it will be necessary to consider the amenity of future residential occupiers given the location of the rail freight depot immediately adjacent.

- *The residential use of the site should not affect the viability of the commercial operation of the adjacent Mid Cannock Rail Freight Depot. **Comment:** This final criterion is of critical*



importance to Pentalver Cannock Limited. The future design of the residential layout must seek to ensure that residential development is located a reasonable distance from the boundary or with appropriate mitigation measures, with the freight depot site to minimise the risk of future residential occupiers making noise complaints about operations at the freight depot site that could then adversely impact on its future viability as a commercial operation.

Please ensure that the above comments are taken into account as part of the consideration of the proposed allocation of the site for residential purposes.

**DMH Stallard LLP**

**14.03.2024**